



Brayton Lot Redevelopment

RFP# 1400-0-2025-AH

BRINK DEVELOPMENT

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introducing
BRAYTON SQUARE

Brayton Square is a bold reimagining of the historic Brayton Lot. Named in honor of Louisa Brayton—Madison’s first teacher—the project blends history, housing, and human-centered design to deliver a mixed-use destination that supports a thriving downtown.



The proposal includes two residential buildings with a total of 281 owner-occupied condominiums, 20% of which will be priced for households earning up to 80% of the area median income (AMI). A range of unit sizes—from one-bedrooms to larger townhomes—offers long-term housing opportunities for first-time buyers, downtown workers, and downsizing residents.

At the heart of the site is a large public plaza, intentionally designed for community programming and flexible for year-round use. Retail and commercial spaces that surround the plaza and line the E. Washington corridor are curated to support local, regional, and national tenants.

The site’s layout enhances walkability and transit access while encouraging social activity through thoughtful landscaping, cascading water features, and accessible design.

Sustainability is embedded throughout the proposal, with a commitment to exploring all-electric building systems, renewable energy readiness, and high-performance materials. We are committing to aligning the design with the Enterprise Green Communities Plus framework and will leverage state and local partnerships to advance its climate goals.

Brayton Square represents a people-first, public transit-supportive development that honors Madison’s past while shaping its future.

A rendering of the proposed
plaza at Brayton Square

the details behind

BRAYTON SQUARE

PROPOSAL DATA TABLE

Total Units	281 condominiums
AMI Levels	20% units at 80% AMI (per Section 4.2)
Proposal of amount to City over required \$1.1M annually	\$1.7M Annually
Total amount of City financial request	\$12M in TIF
Net present value of financial payments to the City, net of any City financial assistance	\$10.2M
Non-Residential Square Footage	25,320 total s.f. between both buildings including retail suites and commercial/flex space
Parking Stalls + Parking Ratio	270 parking stalls; 0.50 stalls/unit
EV Parking Stalls	6% of stalls to be equipped for EV Charging (per Section 3.1)
Method of satisfactory continuing control	Deed Restriction
Number of stories of building height	10



the story

BEHIND THE NAME

In a recent article, the Project for Public Spaces, a nonprofit dedicated to creating community-powered public spaces, outlined the key ingredients to transform public spaces into magnetic destinations. Among their more subtle, yet powerful, suggestions was this: *“Find out who your neighborhood’s ‘alumni’ are, and you might find some powerful allies in your effort to restore a site to its former glory.”* The point is simple—great places evoke lasting memories and often carry emotional resonance that can

inspire community pride and action.

With that thought in mind, our team sought to root our development concept in the historical fabric of the site—long referred to as the “Brayton Lot.” According to the Wisconsin Historical Society, this name traces



Louisa Brayton

back to Louisa Brayton-Sawin, who became Madison’s first teacher in 1838. At just 22 years old, Brayton opened the city’s first school in a modest log cabin at the corner of King and Doty Streets—just steps from the proposed project site. She earned a mere \$2 per week, half of which she paid for room and board,



Brayton School

yet her contribution to Madison’s early development was immeasurable.

Later, in 1845 a “little brick school” was built at the corner of South Butler Street and East Washington Avenue.

After being rebuilt and

expanded, it was named “Brayton School” in 1904 in honor of Louisa Brayton.

Madison’s transformation from village (incorporated in 1846) to city (chartered in 1856) was shaped by trailblazers like Brayton, whose quiet commitment to education helped lay the groundwork for a thriving civic life. In honor of that legacy, our team is proposing Brayton Square—a development that, like its namesake, will act as a catalyst for growth, community, and identity.

By creating a destination rooted in historical significance and designed for 21st-century life, we aim to deliver a place that feels familiar, meaningful, and enduring. **Brayton Square will not only honor Madison’s past—it will help anchor its future.**

References: PPS.org; David V. Mollenhoff’s “Madison: A History of the Formative Years (2nd Edition); Madison Public Schools Report for 1885; and WisconsinHistory.org



SECTION 1

FTA Requirements and City Requirements

A. Any new development must be generally compliant with the Circular FTA C 7050.1C and approved by the FTA.

Our proposed Brayton Square mixed-use development will be fully compliant with the requirements governing FTA-assisted joint development projects as detailed in the FTA Circular 7050.1C. The development consists of two largely residential buildings with limited parking space, providing a public transportation benefit by increasing the demand for public transit by residents. Furthermore, the development enhances the functional relationship to nearby transit facilities through its retail component as well, and supports the economic benefit criterion by incorporating private investment and encouraging economic development in the surrounding area.

B. The City of Madison (and Madison Metro Transit) must maintain “satisfactory continuing control”

Under our proposal, the City of Madison will maintain satisfactory continuing control over the Brayton Square development. Based on our initial review, this could take the form of incorporating any required deed restrictions. Alternatively, the City’s necessary rights and interests could be accomplished through easement language to enforce transit-related obligations and

ensure long-term compliance with the project’s originally authorized transit-oriented purposes. In any case we agree to enter a legal mechanism that runs with the land and provides a durable, administratively efficient means of satisfying both federal requirements as well as those of the City of Madison as required.

C. New development must incorporate private investment.

The Brayton Square development will utilize private investment from a local bank and real estate investors. Further details on this can be found in the Financial Capability section of our proposal.

D. Project must show that new development benefits transit by increasing transit demand to the area.

Brayton Square is designed to be more than just a development—it’s envisioned as a true destination. It will draw residents, workers, and visitors into the heart of downtown.

Its central plaza is not just a passive greenspace—it is a multifunctional, programmable public amenity that will actively support transit-oriented behavior. Its flexible layout can accommodate everything from Jazz in the Park performances and open-air movie nights to winter ice skating, mini markets, and other community events. By

*A rendering of the proposed
plaza at Brayton Square*



SECTION 1

FTA Requirements and City Requirements

anchoring these attractions just steps from high-frequency transit corridors, we create natural, recurring reasons for people to arrive by bus, bike, or foot.

Beyond the plaza, Brayton Square includes retail, restaurant, and commercial/flex space to serve both local residents and regional visitors.

The retail tenants will have prominent placement to maximize their visibility and attract visitors. Heather Ewing of ABSTRACT Commercial Real Estate has assisted the design team since day one to ensure the overall program is forward thinking to address potential hurdles in leasing. Because of her expertise, the commercial space has been carefully curated to take into account common deal practices characteristic to Downtown Madison to aid in a quicker lease up. To drive this leasing strategy, the ABSTRACT team was able to pull robust market reports that dial down to the exact block of the development, referencing demographics, psychographics, as well as vehicle and pedestrian counts.

This data supported our approach to putting all the retail along the E. Washington corridor for maximal exposure. Each of the spaces will be designed to meet the space requirements of national operators, including offering 10-foot-tall windows for ample daylighting and 15-foot ceiling heights. Designing for retailers' common needs is critical; we don't want vacant spaces to affect the overall safety or health of neighborhood.

As the development moves forward, we'll leverage market data to help identify what type of commercial tenants may be most successful at Brayton Square. To fully enrich the community, we'll aim to attract a blend of local, regional and national operators. This diversity will also help protect the ownership group and long term health of the development making it less susceptible to market shifts.

Combining retail, restaurants, commercial space and an engaging pedestrian realm will generate consistent foot traffic and contribute to increased public transit ridership—not only during peak commute hours. Furthermore, our proposal integrates the following approaches to generate transit usage:

- Higher density housing and employment so more people are located within walking distance of public transit. In addition, the affordable housing we've included encourages ridership through giving cost-burdened households viable alternatives to car ownership.
- The creation of safe and direct walking connections between building entrances and nearby public transit stops.
- Limited on-site parking to encourage non-car ownership, making transit a more appealing option. Also, including ample EV charging for car-light users.



SECTION 1

FTA Requirements and City Requirements

- Ample bike storage and bike racks.

In short, Brayton Square is designed to generate demand for transit, not just exist alongside it.

E. Any change in existing parking facilities must produce an overall benefit for transit.

Our proposal includes 270 off-street parking spaces throughout the property.

F. New development must return a “fair share of revenue” to Madison Metro.

By structuring the development as a condominium, we will be able to return the proceeds from unit sales back to the City of Madison and Madison Metro earlier in the process, which may be beneficial for future City projects. The timing of the remittance would be subject to lender requirements, but we expect it to be soon after project completion. In any case, we agree to fully satisfy the “fair share of revenue” requirement by paying the City a net present value of \$10.2M over a period of less than 15 years.

G. Project must abide by the City’s Tenant Selection Plan and Affirmative Marketing Standards, including a 40-year LURA on any affordable units.

As this project involves the sale of condominium units to owner-occupants, the City’s Tenant Selection Plan (TSP) standards—which are

primarily designed for rental housing—may not be directly applicable to our development. However, we agree to be fully compliant with the TSP to the extent it is applicable and are fully committed to meeting the City’s Affirmative Marketing Standards, and will incorporate those principles into our homeownership sales strategy. In particular, we intend to designate 20% of the units for households earning up to 80% of the area median income (AMI). For these units, we will implement targeted, inclusive marketing efforts to ensure that income-eligible buyers are aware of and have equitable access to these opportunities.

Our plan includes outreach through local housing nonprofits, multilingual marketing materials, engagement with culturally specific community organizations, and coordination with the City’s affordable homeownership programs, where applicable. These efforts will align with fair housing requirements and best practices used by licensed REALTORS® to promote inclusive and transparent homeownership access.

SECTION 2 | Sustainability



A. Commitment to Sustainable Building Certification

Our team is committed to a transparent, collaborative, and technically rigorous sustainability process that aligns with the City of Madison's goals. We bring extensive experience in sustainable development, design, and construction and will bring that expertise to bear on this project.

Leverage Sustainable Building Certification Frameworks

Our team is aligning the current design concept with *Enterprise Green Communities Plus*. This program targets a broad range of sustainability topics beyond energy and carbon, including: site, stormwater, water efficiency, materials, occupant health, and resident engagement, among others.



B. Energy sources

Analyze Efficient, Electrified and Renewable Energy Opportunities

Electrification: We are committed to exploring a *fully-electric building design* with the goal of eliminating on-site fossil fuel use. Given our experience with efficient and all-electric buildings, we know this analysis is not formulaic and requires a project-specific review of technologies and

funding sources available in the market. The ability of the local utility to support a fully electric development on Day 1 is another technical requirement that must be fulfilled to make this strategy successful.

Renewable Energy: While we are aware of certain limitations and challenges of installing customer-owned renewable energy systems on the Isthmus in MG&E's Downtown Network, our concepts allocate space for potential renewable energy production on-site, such as solar panels.

Although we are dedicated to achieving the highest feasible level of sustainability, detailed energy modeling, cost analysis, and final certification pathway selection won't occur until the later phases of schematic design and design development.

At that stage, we will conduct whole-building energy simulations, integrated design charrettes, and cost-benefit analyses to determine final sustainability strategies for the project. These efforts—supported by our external partners, including the City of Madison, Madison Gas & Electric, Focus on Energy, and others—will help determine the technical and financial feasibility for various sustainability strategies above to move forward.



Sustainability

As Sustainability is a top priority for the city, provide a financial analysis of the costs and benefits associated with implementing sustainable building practices, including potential long-term savings and initial capital costs.

Our team intends to do an iterative cost benefit analysis of various building energy systems via an energy model as the schematic and design development phases proceed. Focus on Energy's Design Assistance Program is an example of how this process can be facilitated, which includes detailed analysis in a Good, Better, and Best approach considering first costs, long-term savings, carbon emissions impacts, and available credits, incentives, and grants.

Leveraging Available Financial Tools

There's a comprehensive suite of financial tools and incentive programs specifically designed to reduce the first-cost impact of high-performance building strategies. In Wisconsin, a range of programs—including Focus on Energy, the Wisconsin Office of Energy Innovation, Solar for Good, and the Madisun Solar Energy Program—are available to help unlock clean energy investments and efficiency upgrades that yield early cash-flow positive results. These tools not only make sustainable design more attainable but also align with the City's objectives for equitable growth, climate stewardship, and innovation in

mixed-use development. Ben Austin and the Findorff team will help us unlock the potential of these tools to support the implementation of sustainable design practices at Brayton Square.

Grants, Incentives, Tax Credits

Offset first cost impact



Financing Tools

Reduce upfront costs, cash-flow positive early on



PACE
FINANCING



Wisconsin
Green Bank

WEDC

Centro Hispano featuring both geothermal & solar panels, a project by Findorff & Saiki Design in Madison, WI by Findorff & Saiki Design in Madison, WI

Green Building Practices

As part of Findorff's Sustainability Program, various aspects of lower-carbon construction will be prioritized. Examples include:

- 1 Lowering Embodied Carbon Emissions of Concrete through Environmental Product Declarations (EPDs) and Collaboration with Local Ready-Mix Concrete Supplier.
- 2 Lowering Embodied Carbon Through Sourcing Steel from Low Carbon Sources – Electric Arc Furnace (EAF) Mills
- 3 Reducing Diesel Fuel On-site through Hybrid Generators, etc
- 4 Reducing Waste and Diverting What's Left from the Landfill





SECTION 3 | Parking & Transportation

Brayton Square will have a parking ratio of less than 0.5 stalls / residential unit, with at least 6% equipped for EV charging.

Parking on the site will be fully screened within the building through a combination of below-grade and integrated at-grade levels, ensuring that all parking is hidden from view and does not disrupt the pedestrian experience or overall aesthetic of the site. ***In total, the property will not exceed 270 parking stalls.***

To support a more active and accessible streetscape, the proposal replaces existing parallel parking with angled stalls, allowing for a more efficient use of space—potentially accommodating two to three vehicles in the footprint previously occupied by just one. This subtle shift not only enhances on-street parking availability but also contributes to a safer, more pedestrian-friendly environment. Angled parking has the potential to slow vehicle speeds and increase driver attentiveness, both when entering and exiting stalls. Additionally, the presence of parked vehicles between the sidewalk and the travel lane creates a comfortable buffer for pedestrians, further enhancing the walkability and overall character of the public realm.

A portion of the on-street parking will be designated for short-term use, providing

convenient access for retail customers, rideshare pick-ups and drop-offs, and delivery services like DoorDash.

As a forward-thinking development, Brayton Square will be prepared for the continued wave of demand for EV charging by offering ***6% of the stalls to be equipped with charging capabilities.*** The development will be ready to meet the needs of the community for decades to come, and should pre-emptively meet what future requirements the City of Madison may bring.



SECTION 4 | Affordability

A. Project delivers a mix of units at Area Median Income (i.e. “Affordable”) and market rate income levels. If Owner Occupied units are developed, units developed for sale to households at 80% AMI would be considered “Affordable”.

Owner-Occupied Condominiums and Affordability at Brayton Square

Throughout our ongoing engagement with City staff and neighborhood stakeholders, we’ve heard a clear and consistent message: Downtown Madison needs more long-term, attainable housing options. In response, *Brayton Square is designed to include 281 owner-occupied condominium units, with 20% of those priced for households earning at or below 80% of Area Median Income (AMI)*. These units will be thoughtfully integrated within the development and designed to support long-term ownership, wealth-building, and community stability.

Why Condominiums?

Over the last decade, the number of downtown Madison condo listings has declined at an average rate of -10.2% year-over-year. The construction pipeline has largely dried up—only two new condo permits were issued in 2024, down from 39 in 2020. This reflects a national trend, where condominiums make up just 2.3% of all multifamily construction, despite the growing demand.

City of Madison Building Permits issued for Condominium Construction	
2020	39 permits
2021	24
2022	0
2023	2
2024	2

Source: City of Madison, Building Inspection Annual Reports

In a February 2024 editorial in the Wisconsin State Journal, Alderman Derek Field who represents the Far East Side, quoted:

“The imbalance toward rental housing [in Madison] makes me a little bit nervous about folks who are regularly spending so much money for a value that they can’t necessarily get back. In this country, achieving middle-class status often has a lot to do with saving by owning your home and living in that investment.”

Condominiums—especially efficiently sized, well-designed units—are uniquely positioned to fill this gap. Contrary to the stereotype of luxury high-rises, condos are generally more affordable than single-family homes. In Madison today, the median sales price for a condo is \$320,000, compared to \$475,000 for a single-family home (Source: South Central Wisconsin MLS, June 2025). This pricing dynamic opens the door for first-time buyers, essential downtown

A rendering of townhomes at Brayton Square



SECTION 4 | Affordability

workers, and downsizing retirees alike.

Targeting 80% AMI: Practical, Attainable, Strategic

We anticipate strong interest from income-qualified buyers seeking attainable, smaller-footprint homes. These may include healthcare workers, educators, service industry professionals, legal professionals, and government employees (state, county and city)—many of whom already work downtown but are priced out of living nearby. For these buyers, an affordable condominium offers more than convenience; it offers a path to long-term financial security and a stake in the community they serve.

To that end, Brayton Square will offer a mix of one-, two-, and three-bedroom units, including layouts that align with the income and space needs of households earning 80% AMI. These units will be intentionally priced to meet affordability targets and carefully supported by transparent budgeting, strong association governance, and a long-term reserve strategy—ensuring not only access, but sustainability of ownership.

Capturing Untapped Market Demand

Years	Median Days on Market for Downtown Madison Condos
2000–2015	30–90 days
2016–Present	6–14 days

Source: South Central Wisconsin MLS, June 2025

This strategy is not only socially responsive; it’s market savvy. Demand for downtown condominiums is high and rising.

A decade ago, units might sit on the market for 30–90 days. Today, downtown Madison condos are selling within 6–14 days—a strong indicator of pent-up demand across income brackets. This demand is further fueled by:

- Young professionals and renters ready to buy, but with limited options.
- Baby Boomers looking to downsize into walkable, maintenance-free living, while unlocking equity from their current homes.
- Workforce households seeking both location and lifestyle, in a city they already work in.

By offering attainably priced, owner-occupied homes, Brayton Square not only responds to a public policy priority—it meets a real need in the market. And by integrating affordability at the 80% AMI level, we’re extending that opportunity to residents who have long been underserved in the ownership market.

B. Project delivers a range of unit mixes

On the following pages, you’ll find a comprehensive breakdown of the unit mix as well as each building’s unit counts.

The proposed unit mix is intentionally designed to attract a wide spectrum of buyers—from high-end purchasers seeking premium views, to middle-income individuals looking for a foothold



SECTION 4 | Affordability

in Madison's competitive housing market. This diverse offering is not only responsive to current housing needs, but is essential for creating a vibrant, resilient downtown community.

At the upper end of the spectrum, larger units with Capitol and lake views are expected to command premium prices. These units play a critical financial role in the overall development, helping offset the construction and delivery costs of affordable units. To ensure strong early sales, we plan to begin marketing these premium homes well before construction is complete, using drone footage to capture actual views from each floor and detailed renderings to bring the final living experience to life.

At the same time, our proposal includes a meaningful share of smaller units—particularly one-bedroom and one-bedroom-plus configurations, averaging approximately 850 square feet. These are specifically designed to meet the needs of young professionals, empty nesters, single households, and divorced individuals—all groups that are increasingly underserved in Madison's housing market. Many of these prospective buyers have modest space needs but place high value on quality, location, and long-term stability.

Several of these more compact units will be priced to align with 80% AMI affordability targets, supporting housing access for downtown

workers. This approach allows individuals to live closer to their jobs, entertainment, and essential services, contributing to a more sustainable and equitable city core.

Ultimately, by offering a variety of unit sizes and price points, the project fosters a dynamic, mixed-income residential community—one that reflects the diversity of Madison itself and helps ensure both social and economic stability over time.

"The condominiums at Brayton Square could help address the 'missing middle' of housing that our city so desperately needs. In turn, they can open up inventory in single-family homes around town."

Scott Walker
Associate Broker
360 Homes, LLC



Prime Condos a joint project by Brink Development & 360 Homes LLC coming soon to downtown Madison

SECTION 4

Unit Mix

BRAYTON SQUARE DEVELOPMENT PLAN DATA																		
BUILDING TYPE	NUMBER OF BUILDINGS	COMMERCIAL GROSS AREA	GROSS AREA FINISHED	NET AREA RESIDENTIAL	EFFICIENCY	UNIT TYPE							COVERED UNIT PARKING	COVERED COMMERCIAL PARKING	SURFACE PARKING	TOTAL PARKING	UNIT PARKING RATIO	
						1 BD	2 BD	3 BD	TH - 2 BD	TH - 3 BD	TOTAL BEDROOMS	TOTAL UNITS						
																	PER UNIT	PER BD
NORTH BUILDING	1	16,320	193,454	143,028	73.9%	79	37	25	-	-	228	141	70	65	-	135	0.50	0.31
NORTH BLDG SUB-TOTALS	1	16,320	193,454	143,028		79	37	25			228	141	70	65	0	135	0.50	0.31
SOUTH BUILDING	1	9,000	193,897	144,247	74.4%	73	36	25	3	3	232	140	70	65	-	135	0.50	0.30
SOUTH BLDG SUB-TOTALS	1	9,000	193,897	144,247		73	36	25			232	140	70	65	0	135	0.50	0.30
GRAND TOTALS	NUMBER OF RESIDENTIAL BUILDINGS	COMMERCIAL GROSS AREA	GROSS AREA FINISHED	NET AREA RESIDENTIAL	EFFICIENCY	UNIT TYPE							COVERED UNIT PARKING	COVERED COMMERCIAL PARKING	SURFACE PARKING	TOTAL PARKING	PARKING RATIO	
						1 BD	2 BD	3 BD	TH - 2 BD	TH - 3 BD	TOTAL BEDROOMS	TOTAL UNITS						
																	PER UNIT	PER BD
	2	25,320	387,351	287,275	74.2%	152	73	50	3	3	460	281	140	130	-	270	0.50	0.30
		COMMERCIAL SPACE		S.F.														
		RETAIL		11,320														
		OFFICE		14,000														



SECTION 4

Unit Mix

BRAYTON SQUARE - NORTH BUILDING

UNIT NAME		1 BEDROOM				1 BEDROOM + DEN				2 BEDROOMS								2 BED +		3 BEDROOMS					TOTAL UNITS
		B1	B2	B3	B4	C1	C2	C3	C4	D1	D2	D3	D4	D5	D6	D7	D8	E1	E2	F1	F2	F3	F4	F5	
BEDROOMS		1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3	
AREA (S.F.) (3)		720	725	730	750	819	845	850	928	900	928	1,071	1,147	1,155	1,200	1,250	1,277	1,320		1,400	1,406	1,413	1,469	1,477	
FLOOR	LEVEL 9 (5)		1			4		1					1		1	1		1		1	1		1	1	14
	LEVEL 8		1			4	1	1					1		1	1		1		1	1		1	1	15
	LEVEL 7		1		1	4	1	1	1						1	1				1	1		1	1	15
	LEVEL 6		1		1	4	1	1	1						1	1				1	1		1	1	15
	LEVEL 5	1	1	3		4	1	1					1		1	1		1		1	1				17
	LEVEL 4	1	1	3		4	1	1					1		1	1		1		1	1				17
	LEVEL 3	1	1	3		4	1	1					1		1	1		1		1	1				17
	LEVEL 2	1	1	3		4	1	1					1		1	1		1		1	1				17
	LEVEL 1	1	1		1	1				1	1	1	1	1	1	1	1	1				1			14
	MAIN LEVEL																								0
	LL 01 (1)																								0
	LL 02 (1)																								0
TOTALS		5	9	12	3	33	7	8	2	1	1	1	7	1	9	9	1	7	0	8	8	1	4	4	141
PERCENT		4%	6%	9%	2%	23%	5%	6%	1%	1%	1%	1%	5%	1%	6%	6%	1%	5%	0%	6%	6%	1%	3%	3%	100%
		21%				35%				15%								5%		9%					
		29				50				30								7		25					

NOTES:	
1	PARKING AREA INCLUDES ELEVATOR AND STAIRS
2	PARKING AREA IS NOT INCLUDED IN GROSS SF
3	NET AREAS ARE MEASURED TO OUTSIDE FACE OF STUDS (EXTERIOR WALLS), CENTERLINE OF DEMISING WALLS, OUTSIDE FACE OF STUDS (CORRIDORS)
4	HUNG AND RECESSED BALCONIES ARE NOT INCLUDED IN THIS AREA
5	LEVEL 09 EFFICIENCY REFLECTS ONE UNIT REMOVED FOR A COOLING TOWER / MECHANICAL ROOM

“ We have been working with JLA Architects since 2009. They understand how residents will live in a unit, resulting in designs that look great as well as prove to be functional. Their excellent unit design has generated outstanding sales activity.

William Arpe, CEO
Fiduciary Real Estate Development



SECTION 4

Unit Mix

BRAYTON SQUARE - SOUTH BUILDING

UNIT NAME		TH (5)(6)(7)			1 BEDROOM				1 BEDROOM + DEN				2 BEDROOMS		2 BEDROOM +				3 BEDROOM			TOTAL UNITS
		TH-1	TH-2	TH-3	B1	B2	B3	B4	C1	C2	C3	C4	D1	D2	E1	E2	E3	E4	F1	F2	F3	
BEDROOMS		3	2	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	3	3	3	
AREA (S.F.) (5)		1,694	1,694	1,934	620	650	700	720	800	820	850	920	1,050	1,269	1,115	1,137	1,231	1,228	1,405	1,414	1,424	
FLOOR	LEVEL 9(8)				1	1	1	1	1		2		1	1			1	1	1	1	1	14
	LEVEL 8				1	1	1	1	1		2	1	1	1			1	1	1	1	1	15
	LEVEL 7				1	1	1	1	1		2	1	1	1			1	1	1	1	1	15
	LEVEL 6				1	1	1	1	1		2	1	1	1			1	1	1	1	1	15
	LEVEL 5				1	1	1	1	1		2	1	1	1			1	1	1	1	1	15
	LEVEL 4				1	1	1	1	1		2	1	1	1			1	1	1	1	1	15
	LEVEL 3				1	1	1	1	1		2	1	1	1			1	1	1	1	1	15
	LEVEL 2				1	1	1	1	1		2	1	1	1			1	1	1	1	1	15
	LEVEL 1				1	1	1	1	2	1	2	1	1	1	1	1			1			15
	MAIN LEVEL	2	3	1																		6
	LL 01 (1)(2)																					0
	LL 02 (1)(2)																					0
TOTALS		2	3	1	9	9	9	9	10	1	18	8	9	9	1	1	8	8	8	9	8	140
PERCENT		1%	2%	1%	6%	6%	6%	6%	7%	1%	13%	6%	6%	6%	1%	1%	6%	6%	6%	6%	6%	100%
		4.3%			26%				26%				13%		13%				18%			

NET AREAS ARE MEASURED TO OUTSIDE FACE OF STUDS (EXTERIOR WALLS), CENTERLINE OF DEMISING WALLS, OUTSIDE FACE OF STUDS (CORRIDORS)
HUNG AND RECESSED BALCONIES ARE NOT INCLUDED IN THIS AREA
UNIT TH-1 3 BEDROOM REPRESENTS A TWO STORY UNIT WITH 847 SF PER FLOOR FOR A TOTAL OF 1,694 SF. TWO BEDROOMS LOCATED AT 2ND FLOOR, AND 1 BEDROOM AT 1ST FLOOR. THE UNIT IS COUNTED ON MAIN LEVEL ONLY
UNIT TH-2 2 BEDROOM REPRESENTS A TWO STORY UNIT WITH 847 SF PER FLOOR FOR A TOTAL OF 1,694 SF. TWO BEDROOMS LOCATED AT 2ND FLOOR ONLY. THE UNIT IS COUNTED ON MAIN LEVEL ONLY
UNIT TH-3 3 BEDROOM REPRESENTS A TWO STORY UNIT WITH 967 SF PER FLOOR FOR A TOTAL OF 1,934 SF. TWO BEDROOMS LOCATED AT 2ND FLOOR, AND 1 BEDROOM AT 1ST FLOOR. THE UNIT IS COUNTED ON MAIN LEVEL ONLY



SECTION 5 | General Design Principles

1. Architectural Expression of Materials

The architectural language of Brayton Square intentionally contrasts two building styles—each a nod to Madison’s evolving identity. The North Building, with its strong and clean lines, evokes the city’s historical strength and permanence, while the South Building reflects Madison’s progressive spirit and forward-thinking ethos. Both structures utilize a palette of refined materials that distinguish retail from residential uses, offering a tactile rhythm across the façades. While we drew inspiration from the Capitol’s neoclassical roots, the goal was to craft something original and grounded—a development that feels like it has always belonged in the fabric of Madison’s urban core.

2. Engaging Pedestrian Environment

Brayton Square is designed to establish a true public realm on all frontages—not only the

“The materials set the form of the building. They create the language the building will have as well as the conversations they will have with each other.”

Sixto Villegas
Senior Project Designer
JLA Architects



most heavily trafficked corridors. Intentional setbacks on all four sides provide breathing room between the buildings and sidewalks, introduce landscape buffers and widened pedestrian paths to enhance walkability.

At the northeast corner, a cascading staircase and multi-tiered water feature serve as a visual and social gateway into the site, creating a layered, biophilic streetscape. These features are meant to be welcoming and calming. Curating an environment such as this can extend peoples’ visits which equates to increased dollar spend at the retailers. Drawing inspiration from the plazas of Europe to the vibrancy of tropical urbanism in Miami, the site emphasizes comfort, movement, and accessibility for pedestrians from every direction.

3. Project Massing & Shadow

Rather than pursue a monolithic structure, we opted for two distinct buildings positioned diagonally across the site. This massing strategy enables the creation of an open-air central plaza—a sunlit space that avoids the deep shadows typical of U-shaped or maximum-density developments. By orienting the division diagonally, sunlight reaches deeper into the plaza, even during Madison’s darker winter months, ensuring it remains an active and welcoming gathering space year-round even in



Water features in Miami that served as inspiration for Brayton Square’s plaza entrance



The at-grade
entrance to the
plaza at Butler
& E. Main

SECTION 5 | General Design Principles

winter months. A shading study can be found in the following pages.

4. Internal Program as Expressed to Exterior

The internal public plaza has been designed to engage on all facades to welcome & engage the community, whereas the private spaces have been positioned for privacy. The retail spaces along E. Washington have large, inviting windows that are placed directly adjacent to the sidewalk to catch the attention of those passing by and invite them inside.

A more specific example of how the interior program is expressed to the exterior is through the townhomes. Inside each unit, we've positioned the stairway to run perpendicular to the sidewalk, this allowed us to push the townhome entrances back further. Not only did this help create a rhythm in the exterior design, but it further distinguished each unit as an individual home. With the extra space, planters and gated entries near the doors will offer an added layer of security and privacy and further softens the boundary between the public realm and private residences; creating a private yard space.

5. Universal Design

While ADA guidelines provide critical minimum standards for accessibility, our team believes that truly inclusive design anticipates and accommodates the widest possible range of

human abilities, ages, and experiences.

The City of Madison's commitment to sustainability, equity, and community inclusion aligns directly with the values of universal design. With the principles of universal design in mind, our initial challenge was how to best address the existing site's slope which is about 18 feet from

"It is pride in our neighborhood, and a strong sense of community that motivate us to preserve that which is beautiful here, and to carefully plan for the future."

— Andrea Houlihan, Chair First Settlement Neighborhood Planning Task Force, First Settlement Neighborhood Master Plan

corner to corner. To do this, we explored two plaza options.

The first was a two-level plaza. Unfortunately, this option would have drastically broken up the space, making it feel disjointed and would create further challenges for those with limited abilities. It would also drastically limit the plaza's flexibility for various programming and event opportunities. Ultimately, the best option was a fully elevated plaza that levels out the site, creating one large, united space to allow for the most flexibility. To support accessibility, we will have an at-grade entrance at Butler and Main, as well as an accessible entrance with cascading ramps



The cascading stairway & water feature at the plaza entrance of Brayton Square

SECTION 5 | General Design Principles

adjacent to the Butler and E. Washington corner. With the public plaza established, we considered how we could increase usability across the development including:

- Clear & Intuitive Wayfinding to support accessibility and enhance the overall user experience
- Accessible Restrooms designed with grab bars, accessible sinks & toilets
- Automatic Door Openers for all public spaces: Helping people with mobility impairments as well as those carrying items or who have limited hand strength

These choices reflect Madison's values of equity and dignity for all, while preparing for a future where accessibility is foundational, not optional.

6. High-Quality Materials

The development focuses on natural materials as they evoke a sense of timelessness. With Madison being a green-forward community, we wanted to reinforce the ties into nature.

To start, we established a neoclassical feel to both buildings through the use of travertine-style stone at the pedestrian level that is reminiscent of the Capitol building. The base creates a visual flow that guides the eye and establishes continuity throughout the greater development.

Rising above the base, is a palette of warm brick tones that echoes the neighborhood and some of the more historical buildings our downtown

area is known for. The placement and scale of the brick elements was used to harmonize and evoke movement about the development. The introduction of aluminum composite panels, chosen for their malleable traits, and powder-coated steel channels establishes an individuality for each structure. Large energy efficient, bird collision-deterrent windows offer another level of harmony between the two buildings and set the stage for dramatic views of the city.

7. Consistency with Adopted Plans, Ordinances, Policies

The Brayton Square development thoughtfully responds to over two decades of community planning and policy. It reflects the guiding principles outlined in:

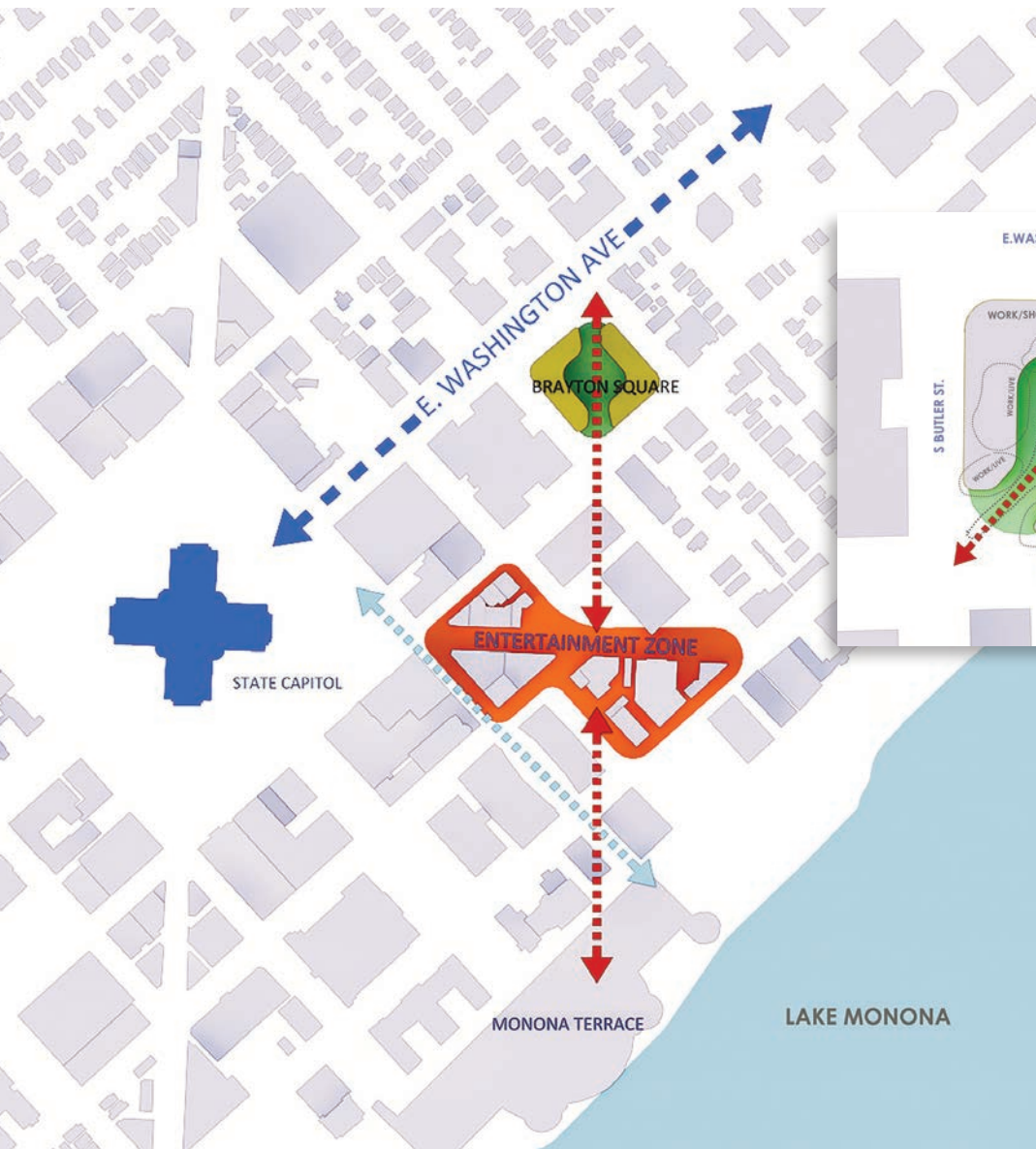
- First Settlement Neighborhood Master Plan (accepted 1995)
- Brayton Lot Framework (accepted 2001)
- Downtown Plan (adopted 2012)
- Comprehensive Plan (amended 2024)

In addition, our design considered the following code ordinances:

- The City of Madison's Zoning District UMX "Urban Mixed-use District"
- Considerations set forth by the Urban Design District #4

SECTION 5

General Design Principles



- City of Madison's Zoning Code Ordinance
 - Section 28.134 Height & Bulk Regulations
 - Section 28.141 Parking & Loading Standards, Paragraph 11, Bicycle Parking Design and Location

8. Site circulation and design

On any given evening downtown, you will see many people walking around Capitol Square and the surrounding areas, wherever there are businesses, venues, restaurants, and condos. We've envisioned Brayton Square to cultivate that same energy and activity.

Our site plan is centered around the creation of an open-air public plaza designed to support a vibrant live-work-shop environment in the heart of downtown.

More than just a gathering space, the plaza serves as a key pedestrian corridor that links East Washington Avenue to Main Street and drawing people toward the energy and entertainment of King Street, with a natural extension down to Monona Terrace.

Given our team's experience developing along the E. Washington corridor, we understand the challenges and expectations of the neighborhood. Since the plaza will be a public realm, the privacy and security of our residents and the neighborhood will be thoughtfully addressed in the design through:

- Establishing standard hours of operation for public access to the plaza, allowing only residents and



SECTION 5 | General Design Principles

retail tenants to have after-hours access

- Ability to gate off the central plaza during closed hours of operation
- Focusing on retail & commercial tenants that are unlikely to have late-night business hours
- Proactive property management

We look forward to collaborative discussions with the City, local officials, and neighbors to explore the best measures.

9. User-centered, Innovative Design & Community Outreach

Brayton Square is designed for people first. The plaza will act as a space for creation, connection, and community. This space was designed for flexibility with both hard and soft spaces so it can host a myriad of events such as:

- Community programming & educational presentations
- Family-friendly events such as “Movies in the Park”, instructor-led classes like arts programs
- Integration of an ice-skating rink in the winter or a summer splash pad
- Mini-markets and food truck nights

Drawing on the diverse expertise of our team members—from 360 Homes’ insight into condo buyers to ABSTRACT’s expertise with retail users—the design thoughtfully responds to the needs of homeowners, small businesses, and the

surrounding community.

Furthermore, if Brayton Square is selected to move forward, our team anticipates there may be around four community listening sessions and/or neighborhood meetings to further refine the design through the voices of Madison’s residents and stakeholders. When it comes to community outreach and public engagement, we believe in community co-creation. Through sustained, coordinated, active, and scaled community participation we can build resilient communities.

10. Plan for tree preservation, new street trees, structural soil, and consistency with Complete Green Streets Policy

The Brayton Lot is currently void of internal trees due to its long-standing use as a surface parking lot. However, along the streets, we’ve paid particular attention to preserving the terrace trees through incorporating tree islands.

As the project moves forward, we are committed to working with the City’s Forestry Department and to further align our design with the Complete Green Streets Policy.

11. Curb management plan

As our urban streets evolve to accommodate a growing mix of transportation modes—from pedestrians to public transit, to Uber ride-shares and Amazon deliveries—curb space has become one of the most valuable and contested assets in

SECTION 5 | General Design Principles

the public right-of-way.

Our approach to curb management considers the following key components and reflects feedback we've gathered from the City through recent projects on E. Washington:

- **Multimodal Access & Equity:** Ensuring the curb supports safe and efficient access for all users, including transit riders, cyclists, pedestrians, and persons with disabilities.
- **Loading & Delivery Zones:** To accommodate larger vehicles, we've integrated two loading bays inside the parking garage:
 - **Moving Zone** for residential owners: A dedicated move-in area that allows a 36' long box truck to be fully parked inside the building.
 - **Service Zone** for commercial tenants: An enclosed, dedicated shipping/receiving room that allows a 36' long box truck to be fully parked inside the building with an elevator bay positioned nearby to support deliveries. This area will also conveniently connect to the refuse/recycling room that's specifically for the commercial tenants.
- **Short-term Parking:** Our site plan reflects three streets that will have angled street parking. Included on each street will be temporary parking spots available for Uber Eats, DoorDash, Amazon deliveries, etc.

As part of our project delivery, we will work

in close coordination with the City agencies, stakeholders, and community members to develop a curb use strategy tailored to the site's unique needs. This will include data collection, demand forecasting, and scenario modeling to optimize curb allocation both today and in the future.

PROJECT CONCEPTS | Aerial of Brayton Square - Looking South



JLA
ARCHITECTS

PROJECT CONCEPTS | E. Washington & S. Hancock – Looking South





JLA
ARCHITECTS

PROJECT CONCEPTS | Townhomes Along S. Hancock Street – Looking West



PROJECT CONCEPTS | Plaza Entrance at E. Washington & S. Hancock



JLA
ARCHITECTS

PROJECT CONCEPTS

Aerial of Plaza - Looking South



Community-designed
murals at Taxco,
a project by JLA



JLA
ARCHITECTS





PROJECT CONCEPTS

E. Washington & S. Hancock at Dusk – Looking South

**JLA**
ARCHITECTS

PROJECT CONCEPTS | Plaza at Dusk – Looking South

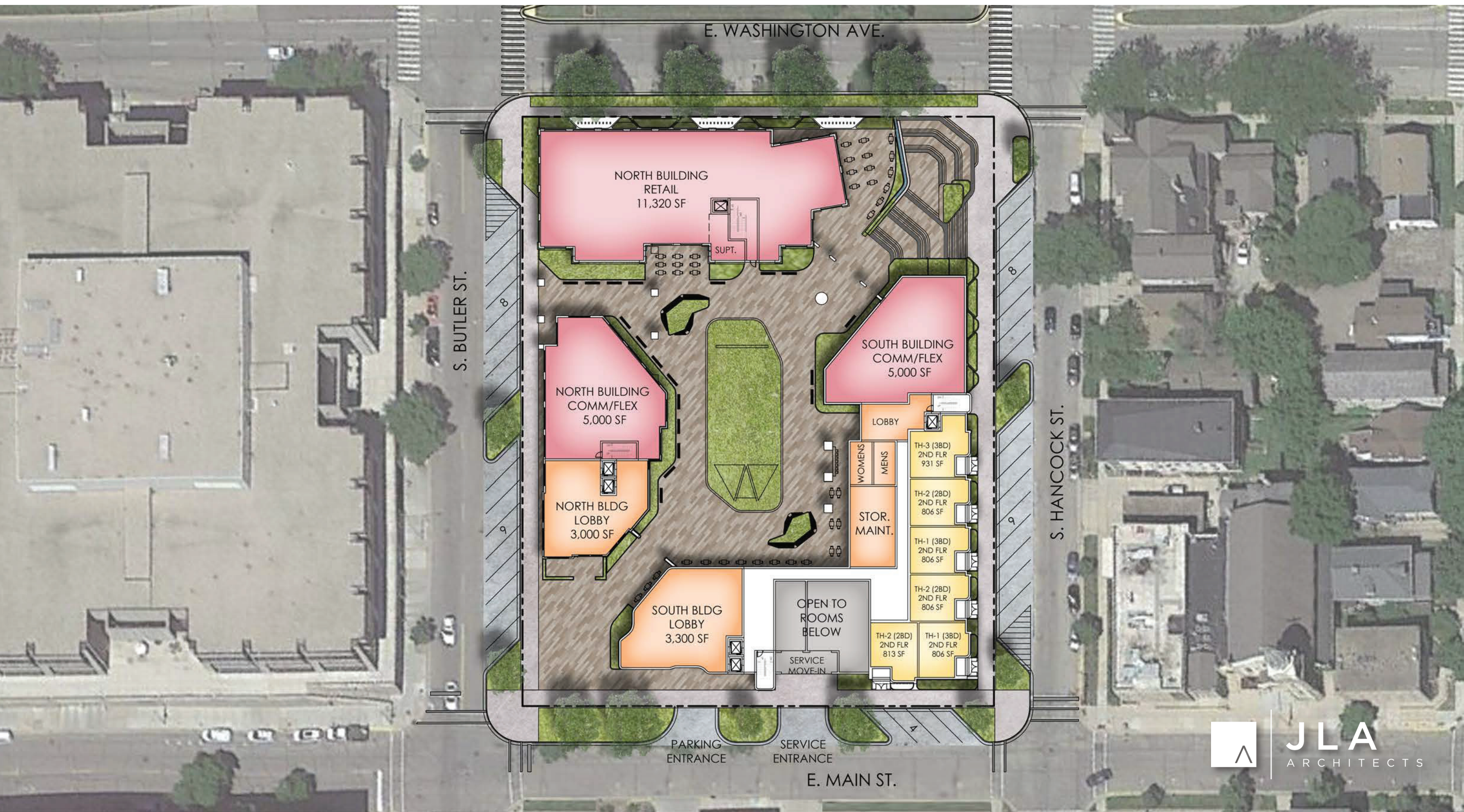


Community-designed
murals at Taxco,
a project by JLA



JLA
ARCHITECTS

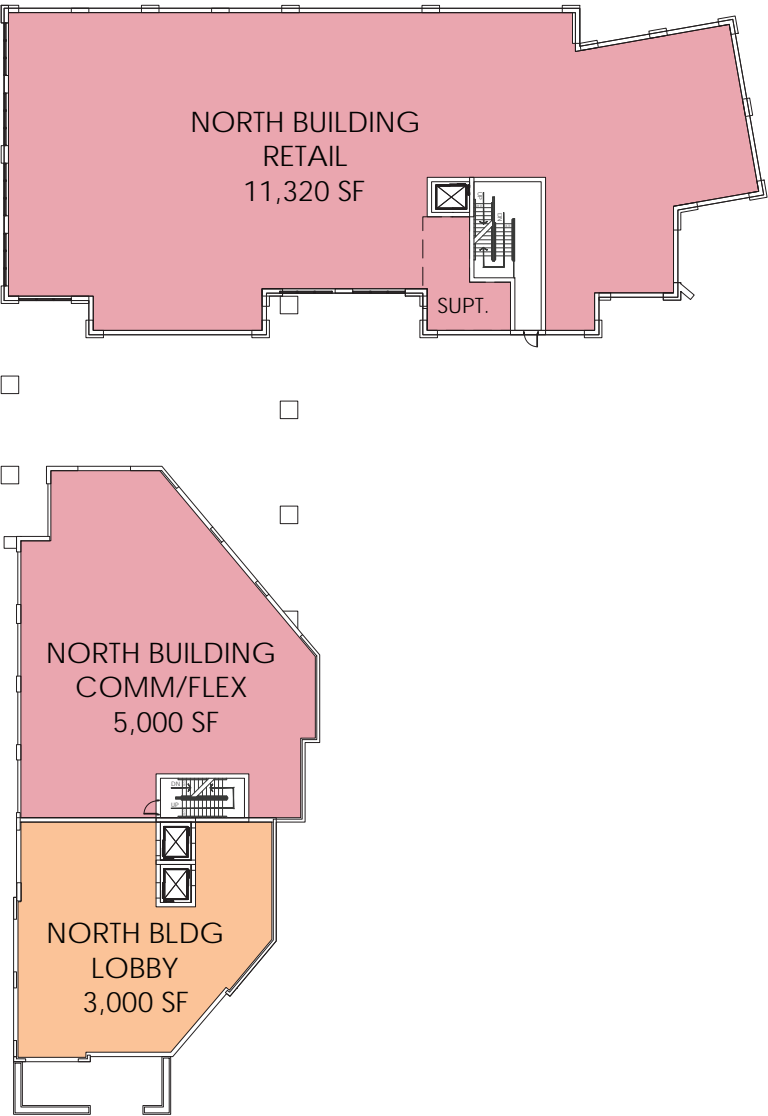




Plaza Level (1)

E. WASHINGTON AVE.

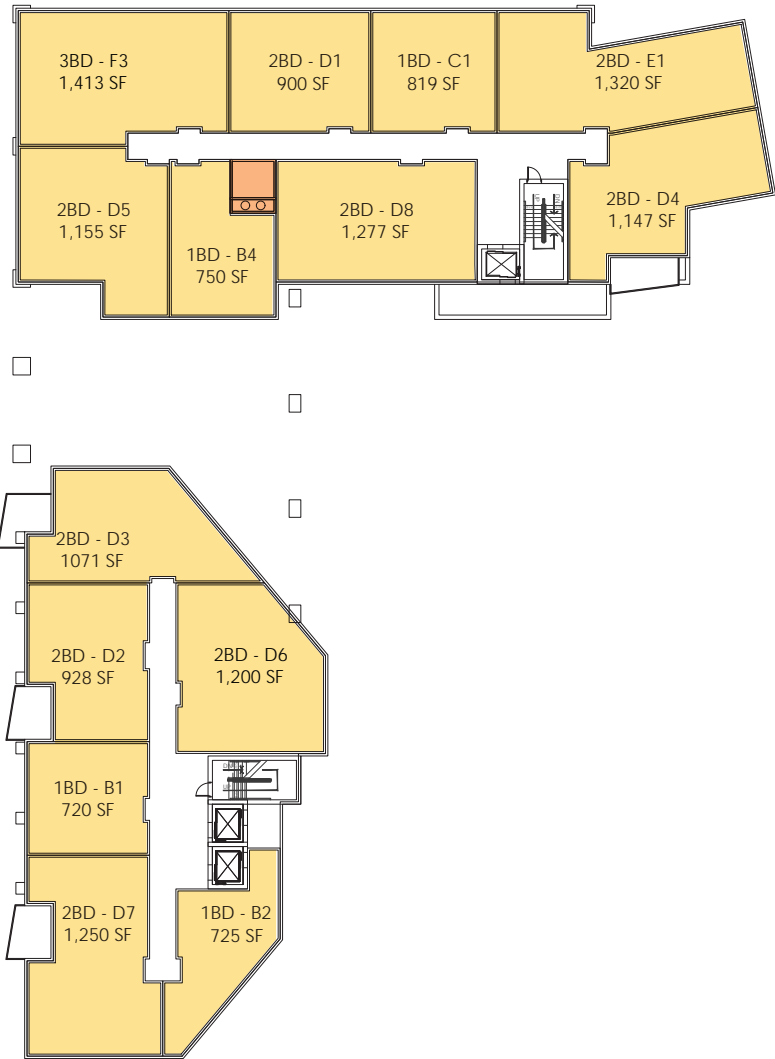
S. BUTLER ST.



Level 2

E. WASHINGTON AVE.

S. BUTLER ST.



Level 3–6

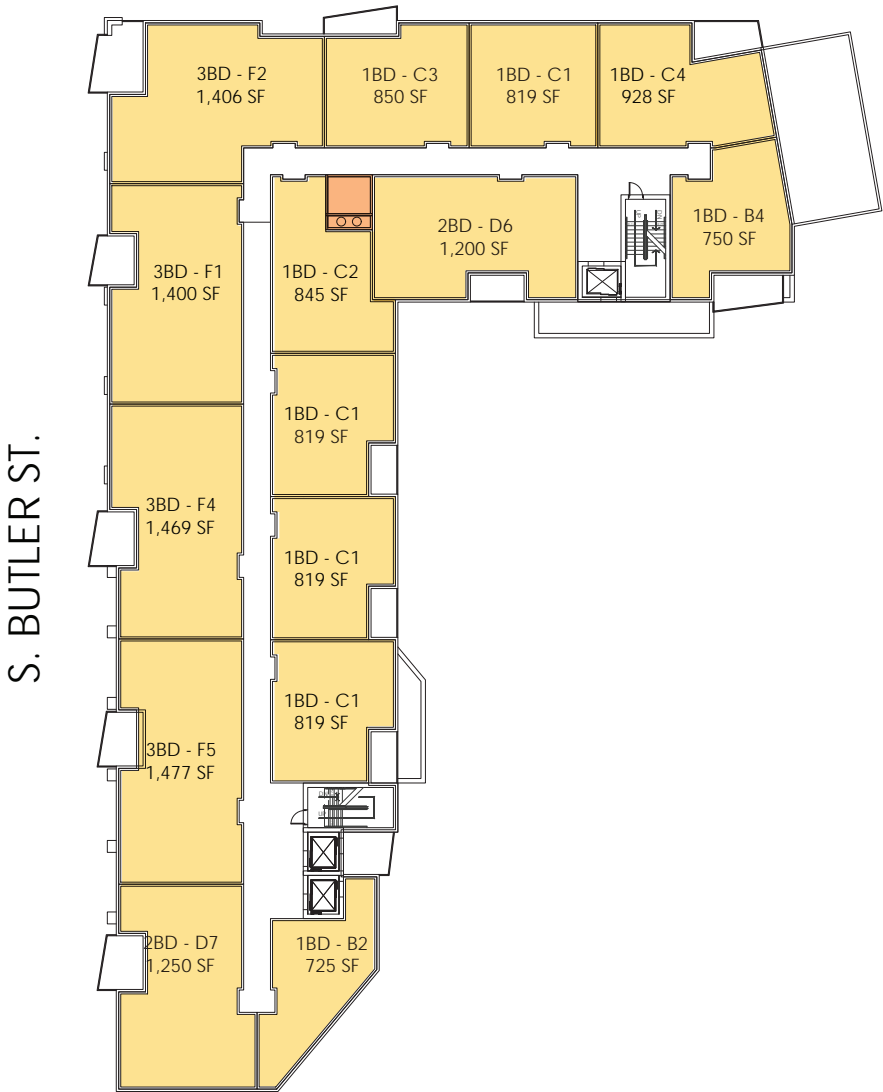
E. WASHINGTON AVE.

S. BUTLER ST.



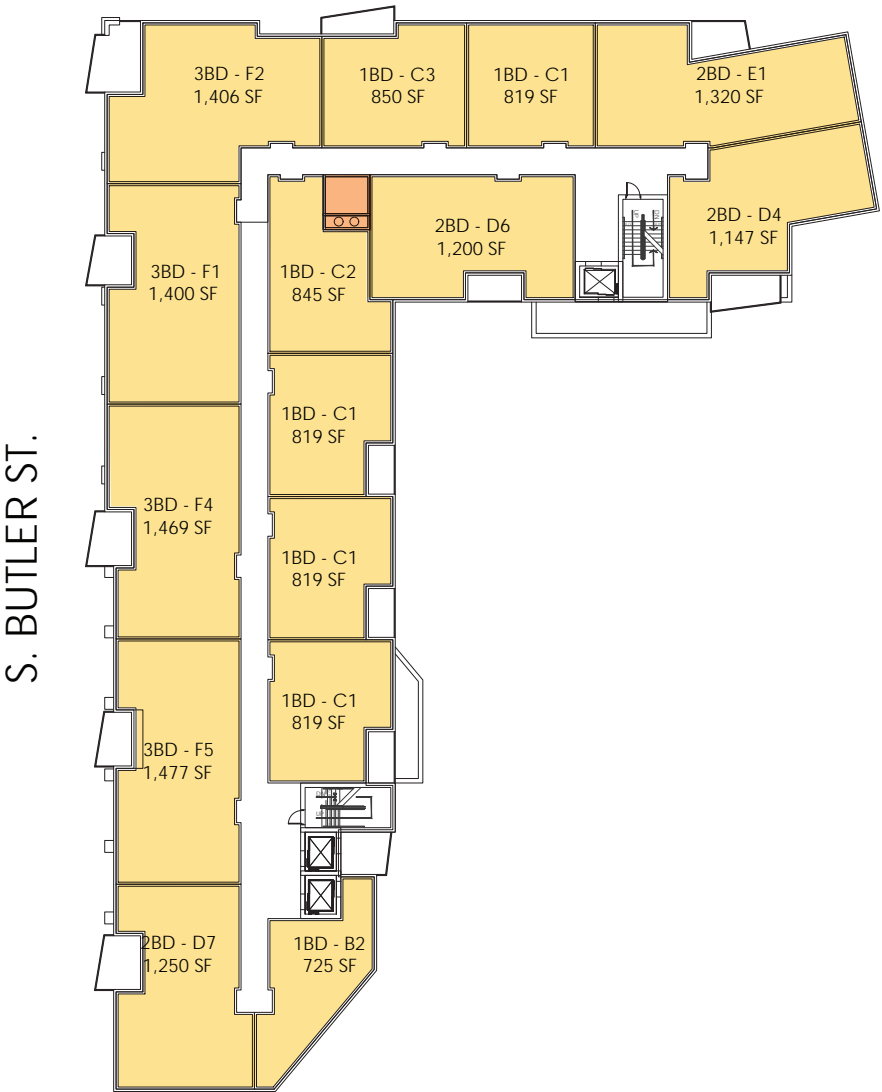
Level 7-8

E. WASHINGTON AVE.



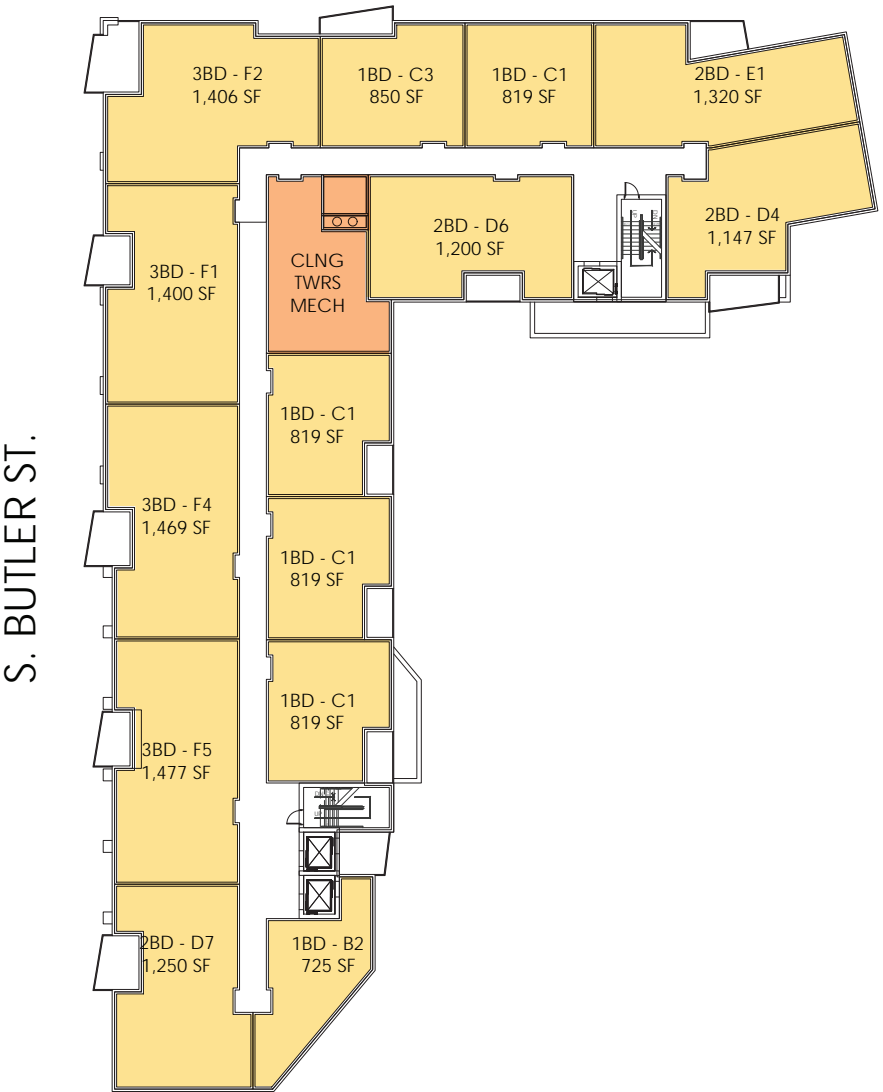
Level 9

E. WASHINGTON AVE.

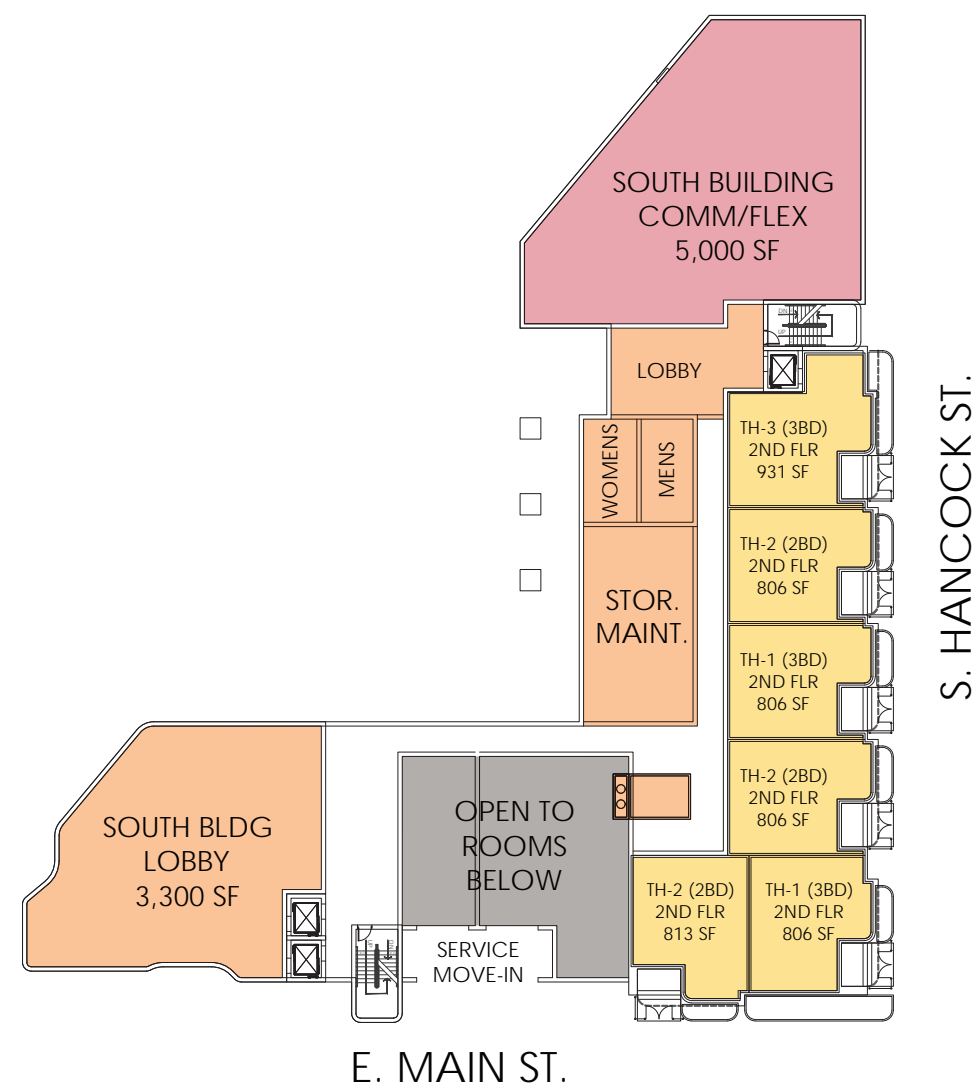


Level 10

E. WASHINGTON AVE.



Plaza Level (1)



Level 2

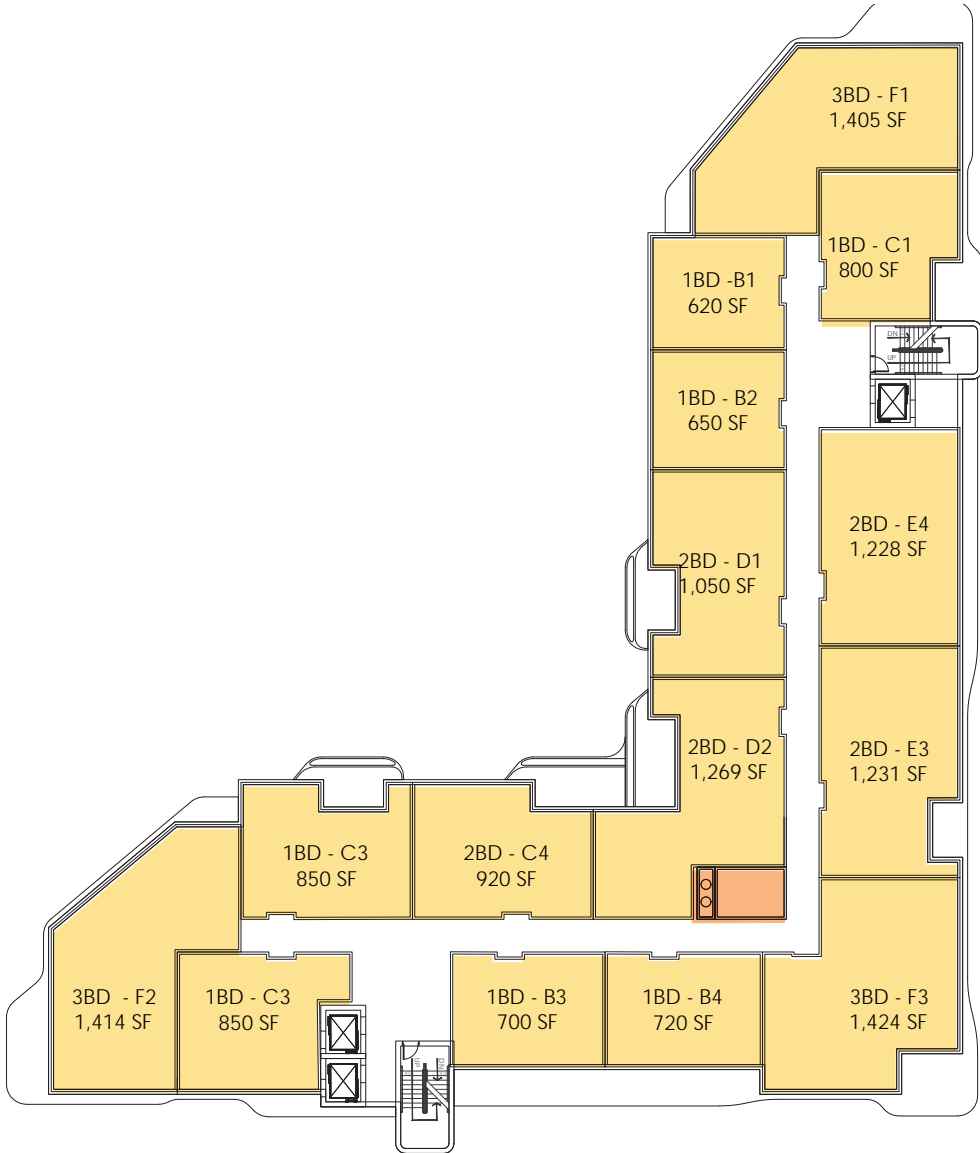


Level 3, 5, 7, 9





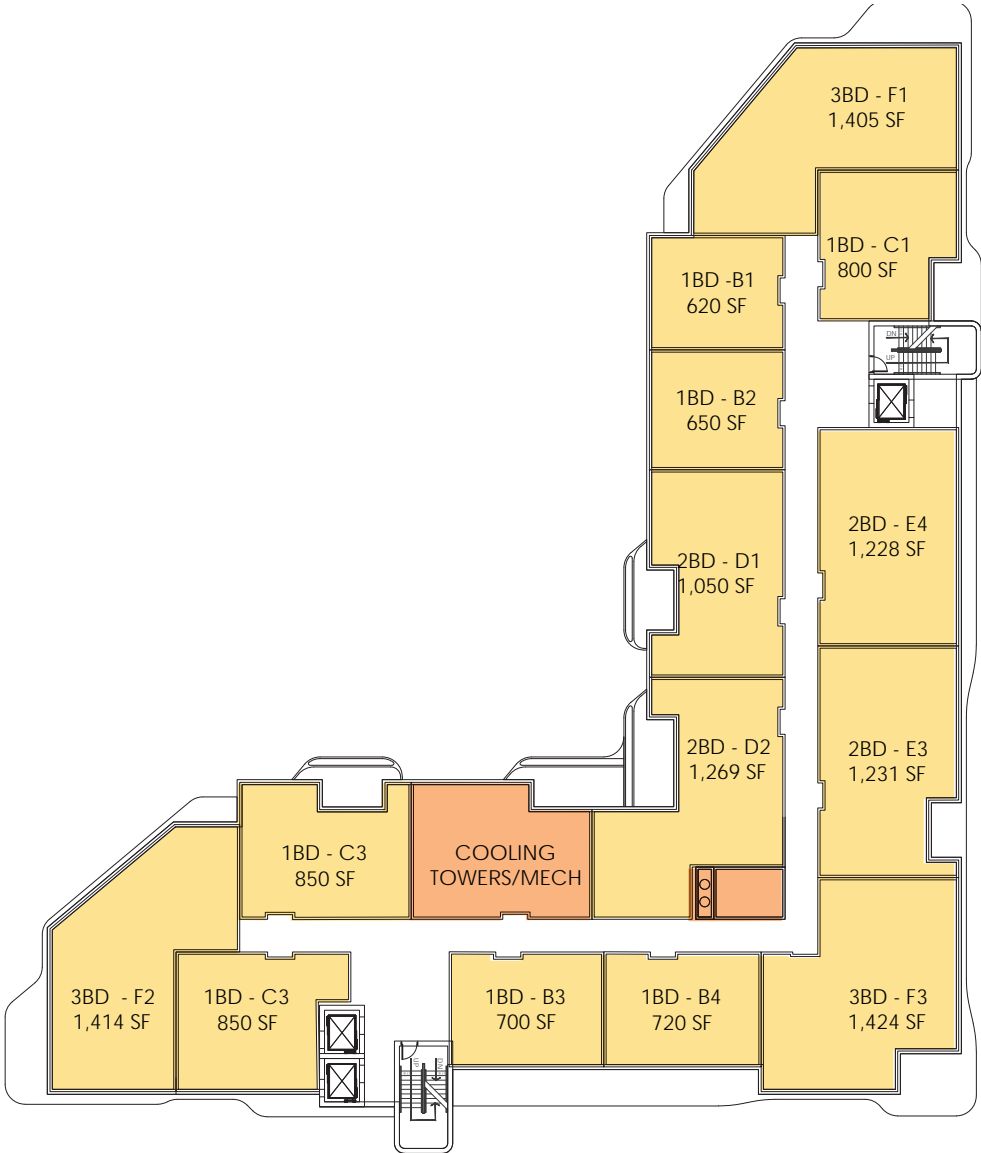
Level 4, 6, 8



E. MAIN ST.

S. HANCOCK ST.

Level 10



E. MAIN ST.

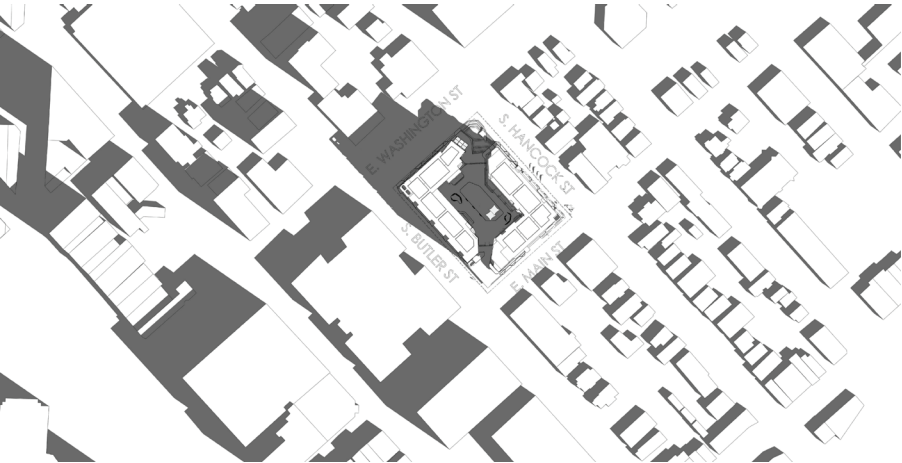
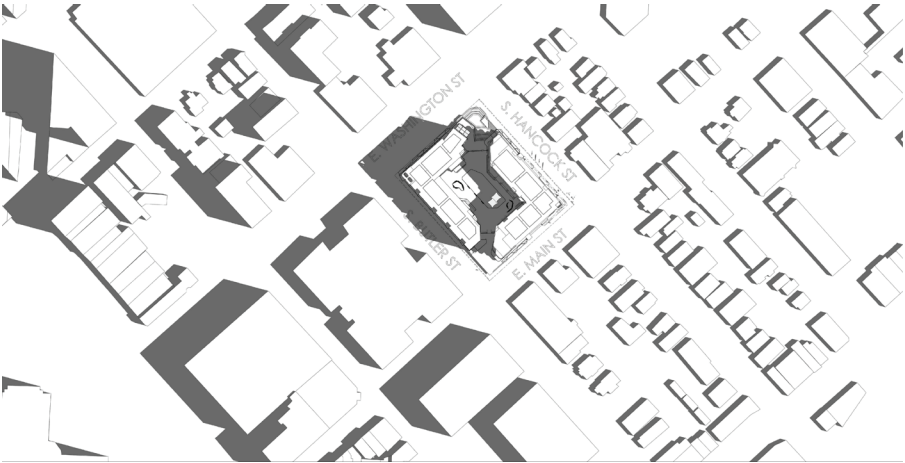
S. HANCOCK ST.

Summer Solstice

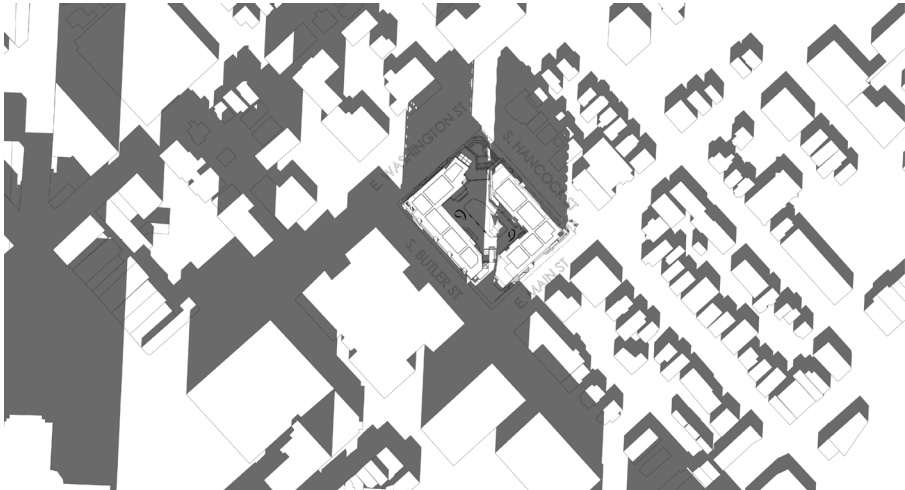
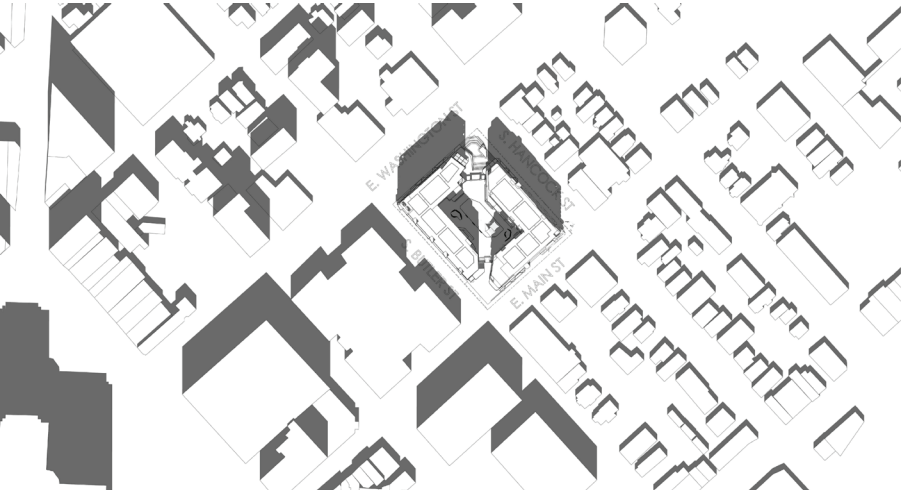
Spring & Fall Equinox

Winter Solstice

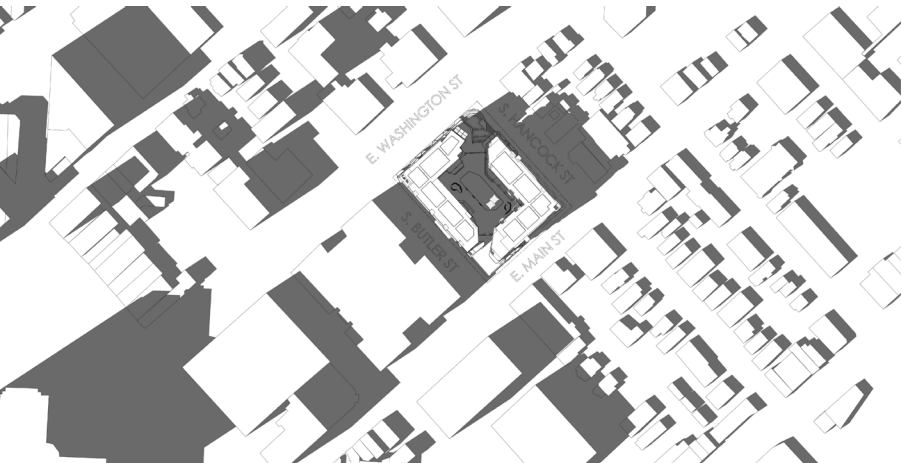
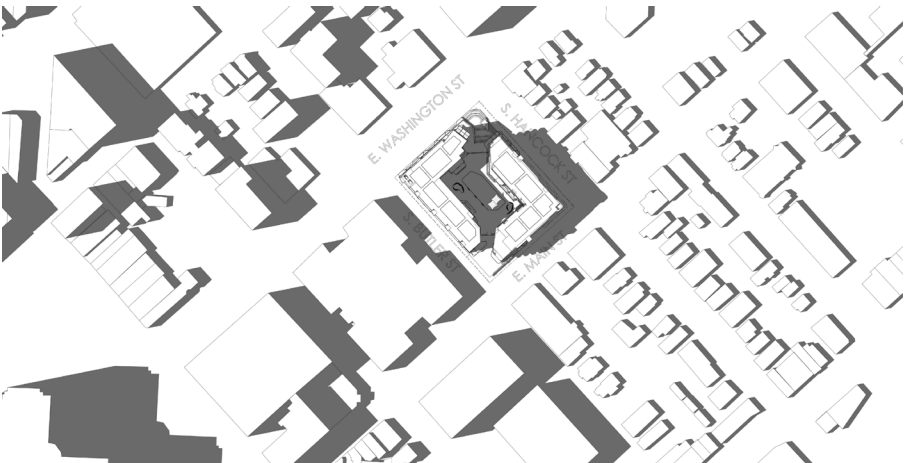
9:00 am



12:00 pm



3:00 pm



SECTION 6.A | Development Team

BRINK DEVELOPMENT

The development team is comprised of Curtis V. Brink and Eric Engen of Brink Development.

Curt V. Brink will act as the primary contact and development manager for the project.

Eric Engen will support day-to-day operations of the project. These responsibilities include coordinating all logistical issues with the general contractor, developing and maintaining the project budget, on-boarding all required service providers, e.g internet, trash, insurance, security systems, etc.

The formal entity of the development will be "Project 113, LLC". Curt Brink will be the officer of the LLC and is legally authorized to bind the development venture to the development contracts.

701 E. Washington Ave. #105
Madison, WI 53703
Ph. 608. 575.4845



CURT V. BRINK
Owner / Developer
Development Manager



ERIC ENGEN
Broker, Realtor®
Owner's Representative



*JLA's Erik Jansson
& Sarah Carvalho*



*JLA's Rafeeq Asad
& Leah Teske*

SECTION 6.B | KEY ENTITIES: Architect



jla-ap.com

800 W. Broadway #200, Madison, WI 53713
Ph: 608.241.7500

Founded in 2007, JLA Architects is a full-service architectural and planning firm with offices in Madison (WI), Denver (CO), and Milwaukee (WI). JLA's headquarters is still in Madison, along the Yahara River. The firm offers a comprehensive range of professional services allowing them to assist clients at every phase of the real estate development process, from project feasibility all the way through building construction & final marketing.



JOSEPH LEE

AIA, NCARB

**Founder/President
Client Executive**



MARC OTT

Senior Project Manager



TROY JACOBY

AIA

Vice President | Director of Design



SIXTO VILLEGAS

AIA, LEED AP BD+C

Senior Design Architect

2020 | 2024



25

MIXED-USE
PROJECTS
COMPLETED
- in Dane County -

40+

COMPLETED
PROJECTS
- in the City of Madison -

2021





Findorff's Construction Camp



Volunteering at Food for Health

SECTION 6.B | KEY ENTITIES: Contractor

Findorff

BUILDING & BEYOND

findorff.com

300 S Bedford Street
Madison, WI 53703
Ph. 608.257.5321

Founded in 1890, John Findorff started a construction company under the name J.H. Findorff. This initial undertaking began a long tradition of Findorff constructing notable and iconic structures throughout the state. Over time, Findorff established itself as a leading builder in the Midwest, meeting the growing demand for quality craftsmanship by expanding services. As of 2025, Findorff is 100% employee-owned. We're proud to reward our talented team for the dedication they demonstrate every day and to invite them to share in the success they help to create.

Findorff has extensive experience working with multifamily, mixed-use, and much more throughout the Madison area, across the state of Wisconsin, and across the country. This project will be completed out of our Madison, WI office.

As one of the Midwest's leading builders, with offices in Madison, Milwaukee, and Wausau, Findorff currently employs 1,000+ full time construction professionals and tradespeople.



JOHN TUCKER
Preconstruction Executive



BEN AUSTIN
LEED AP BD+C, WELL AP
Sustainability Manager

40+
COMPLETED
PROJECTS
in the City of Madison
since 2014

40+ LEED-CERTIFIED
PROJECTS
\$1.88 billion in construction

WISCONSIN'S TOP
**GREEN
CONTRACTOR**
THE PAST FOUR YEARS



Client Retention Rates

92% REPEAT CLIENTS	8% NEW CLIENTS
------------------------------	--------------------------

Vierbicher Team supporting
Gilda's Club in Middleton



Vierbicher team members
on a project site tour

SECTION 6.B

KEY ENTITIES: Civil Engineer

vierbicher
planners | engineers | advisors



vierbicher.com

999 Fourier Drive, Suite 201
Madison, WI 53717
Ph: 608.826.0532

Vierbicher was founded in 1976 by James Vierbicher, PE, in Reedsburg, Wisconsin, where their headquarters still remains. In 1987, they added a second location in Madison. Today, Vierbicher has grown into a multi-disciplined community planning and civil engineering firm that provides services to public and private clients throughout Wisconsin and the Upper Midwest.

The team is actively involved in the Madison community through partnerships with:

- Dane County Community Rain Gardens
- Habitat for Humanity of Dane County
- UW-Madison Civil Engineering Capstone Mentorship
- Second Harvest Foodbank of S. Wisconsin
- Ronald McDonald House of Madison
- WayForward Resources



DAVID GLUSICK
PE
Principal in Charge | Civil Engineer



JUSTIN ZAMPARDI
PE, LEED-AP
**Engineering Services Manager
Civil Engineer**

“ Our relationship with Vierbicher has allowed us to focus on what’s most important to us – our mission of creating a world where everyone has access to decent housing. Their design, engineering, project management, and funding services have helped Habitat control expenses and ensure professional representation with municipalities and other stakeholders. That’s allowed us to keep our focus on our important work of bringing Dane County together to build homes, community, and hope. ”

— Steve Hanrahan, Chief Operating Officer
Habitat for Humanity of Dane County

Heather founded the Bright Lights
Run to support Girls on the Run Madison



ABSTRACT intern
Isaac Ewing competing
in the Madison Mini

SECTION 6.B | KEY ENTITIES: Commercial Broker



Founded in 2020, ABSTRACT is a boutique commercial real estate firm located in downtown Madison, WI. Founder/President Heather Ewing (CCIM) has been in real estate since 2010 working exclusively in specializing in Retail-Restaurants with an emphasis in Mixed-Use Developments since 2015. Heather obtained the prestigious Certified Commercial Investment Member (CCIM) designation in 2020.

In total, she has represented over \$151M new mixed-use developments in Dane county such as Middleton Center, Watermark, East Johnson, City Center I and II, McKee Properties, The Edge, The Saddlery, and more.

Given her depth of experience, she is a sought-after speaker on retail, restaurants, and mixed-use developments and has been featured in:

- NAIOP Panel – *The State of State Street*
- WKOW27 TV Interviews: *State Street update during Covid, Recovery of State Street Post Covid*
- Channel 3000 TV Interview – *Mixed-Use Developments*
- Midwest REJournal Panels
- Downtown Madison Inc. (DMI) events
- Commercial Realtors Association of Wisconsin (CARW) events

For over 40 years, Heather has lived in

ABSTRACTCommercialRealEstate.com

132 E. Wilson Street, Madison, WI 53704

Ph: 608.239.4781



HEATHER EWING

CCIM

Founder | Principal Broker

Listing Broker for Commercial Spaces

E: Heather@ABSTRACT-CRE.com

D: 608.239.4781

Madison. For the last 12 years, she has lived, worked, and marathon trained downtown (E. Washington and E. Wilson).

Heather has contributed to the early design concepts of Block 113 through market insights gained through her 11 years of retail + restaurant experience and mixed-use developments. ABSTRACT will provide brokerage services to market and secure qualified tenants for the commercial spaces.

“Working with Heather has been an absolute dream. Not only is she the utmost professional, but she has a rare ability to cut through the noise and help you pinpoint exactly what you need—even when you’re not sure yourself. She’s genuine, transparent, and truly exceptional at what she does. If you’re considering working with her, stop thinking and do it. Highly, highly recommend.”

— Dr. Cheryl Koelling, Spinal Solutions

Scott Walker being initiated
as President of the REALTORS®
Association of South Central Wisconsin



SECTION 6.B | KEY ENTITIES



Condo
Feasibility + Sales

As the name implies, 360 delivers a full range of real estate services, including: commercial and residential property management, sales and leasing brokerage services, tenant representation, and condominium association management. 360 is a 100% woman-owned and veteran-owned business.



Condo Property
Management

360homesWI.com
360cres.com

816 Walsh Road
Madison, WI 53714
Ph: 608.807.0660

*Rendering of Prime Condos in Madison;
an upcoming project from 360 &
Brink Development*



SCOTT WALKER

Realtor®

Broker Associate
Listing Broker for Condos

Established in 2021, **360 Homes, LLC** is the residential real estate arm of 360. Scott and Janine Punzel met while serving on the RASCW Board of Directors together in 2018 and 2019. Their early collaborations on Prime Condos with Curt Brink led to the formation of 360 Homes, LLC.



JANINE PUNZEL

CCIM, Realtor®,

Broker Owner
Leading condo
property management

Founded in March 2014, **360 Commercial Real Estate Management Companies** is known as one of Madison's top condominium property management groups. Currently, Janine & her team manage a total of 441 units across Dane County that fall under 18 associations.



Public engagement session
Middleton Stone Horse Green

SECTION 6.B | KEY ENTITIES: Landscape Design

saiki
DESIGN

saiki.design

1110 S. Park Street
Madison, WI 53715
Ph: 608.251.3600

Saiki Design is an award winning, specialty landscape architecture firm based in Madison with offices in Milwaukee (WI) and Boulder (CO). Organized in 1989, the company provides services to both public and private clientele with project locations throughout the State of Wisconsin and the Upper Midwest. Saiki Design is a Certified Minority Business Enterprise (MBE).

Saiki Design has been a trusted design partner for City of Madison projects including ongoing and recent work including the CDA Triangle Site, Imagination Center at Reindahl Park, Madison Senior Center Courtyard, Olin Building renovation, the Madison Public Market, and a 25-year continuing design and planning relationship with Olbrich Botanical Gardens. Completed work for the City of Madison include roles as landscape architect for the reconstruction of State Street (multiple phases), Monroe Street (Crazylegs) Plaza, McPike Park, the State Capitol Grounds, and a vision plan for James Madison Park.



REBECCA DE BOER

ASLA, PLA, LEED AP BD+C

Landscape Architectural Principal

E: rdeboer@saiki.design

D: 608.220.1370



CHRIS SINA

ASLA, PLA

Landscape Architect / Project Manager

E: csina@saiki.design

D: 608.405.8162

SECTION 6.C | TEAM MEMBERS

BRINK DEVELOPMENT



CURT V. BRINK

Owner / Developer
Development Manager

E: CurtBrink@hotmail.com
D: 608.575.4845

ABOUT

- + 44+ years of development experience
- + Masters in Real Estate UW-Madison
- + Has consulted on over 600 residential units in the city of Madison along with several other properties nationwide



Hotel Indigo | Madison, WI

CLIENT REFERENCE

Contact: Kevin Page, Founder of KP Property Development LLC
E: Kevin@KotheREP.com | D: 608.469.0059

RECENT PROJECT EXPERIENCE

Archipelago Village | Madison, WI
mixed-use; the multi-phase urban infill redevelopment includes **Hotel Indigo**, the new headquarters of **WHEDA**, a 358-stall structured parking ramp, and an 11-story, 200,000 square foot office tower that is fully approved.

Prime Condos | Madison, WI
multifamily; a 39-unit luxury condo project slated for the 900 block of E. Main Street. Offering one to three-bedroom units, high-quality finishes, a rooftop terrace and will tie in to the existing parking structure

Roundhouse Apartments | Madison, WI
multifamily; added a modern, nine story addition to a dated 13-story structure. In addition, key infrastructure to the older tower was updated including adding a new sprinkler system and elevators.



ERIC ENGEN

Broker, Realtor®

Owner's Representative

E: eric.m.engen@gmail.com
D: 262.271.0000

ABOUT

- + 25 years of experience leading all aspects of site development projects including **Site Acquisition, Zoning and Permitting, Construction Management, and Program Management**
- + Masters of Business Administration Marquette University
- + Bachelor of Science in Economics UW-Madison

RECENT PROJECT EXPERIENCE

At 360 Commercial Real Estate: Brokered the sale of office, warehouse and special use properties, as well as lease agreements for retail tenants.

As owner of Engen Wireless Communications: Developed more than 150 wireless network installations for a carrier in New York City and surrounding areas, including all leasing, permitting and construction.

For T-Mobile USA: Led teams responsible for the real estate and construction of thousands of network installations throughout the Midwest and in New York over several years.

CLIENT REFERENCE

Contact: Leslie Snyder, Managing Attorney at Snyder and Snyder, LLP
E: lsnyder@snyderlaw.net | D: 914-333-0700

SECTION 6.C | TEAM MEMBERS



JOSEPH LEE

AIA, NCARB

**Founder/President
Client Executive**

E: jlee@jla-ap.com

D: 608.215.1495

ABOUT

- + **28 years of experience** in design + urban planning
- + Known for his 'no ego' approach to design, ensuring all voices are heard and respected during the process
- + **Masters of Architecture, Masters of Urban Planning, UW-Milwaukee**
- + **Bachelor of Science Architectural Studies UW-Milwaukee**

RECENT PROJECT EXPERIENCE

The Eastern in Madison, WI
mixed-use; 289 units, 14,121 s.f.
commercial space

702 E. Wash in Madison, WI
mixed-used; 244 units, 13,734 s.f.
commercial space

The Imagination Center in Madison, WI
mixed-use; library, event space, public park

The Center for Black Excellence & Culture in Madison, WI
mixed-use; 60,000 s.f. cultural center, offices, arts & entertainment venue

The Black Business Hub in Madison, WI
mixed-use; 81,000 s.f. business center & incubator

Synergy at the Mayfair Collection Wauwatosa, WI
mixed-use; 270 units, 87,000+ s.f.
commercial

Terrace Point | Fitchburg, WI
mixed-use; 157 units + 4,850 s.f. retail

CLIENT REFERENCE

Contact: Nick Orthmann, Development Project Manager, BEAR Development
E: nick@beardevelopment.com | C: 262.308.2656



MARC OTT

Senior Project Manager

E: mott@jla-ap.com

D: 608.442.3867

ABOUT

- + **25+ years of mixed-use project management experience**
- + **Has successfully managed 21 mixed-use/multifamily projects through the City of Madison's municipal approvals process**

CLIENT TESTIMONIAL

"We appreciate Marc's follow through. He's always 'looking out' for us and it doesn't go unnoticed! THANK YOU!"

— Tracy Habermehl,
Divisional Property
Administrator, The Salvation
Army Divisional Headquarters

CLIENT REFERENCE

Contact: Michael Sjogren, Major, The Salvation Army of Dane County
E: Michael.Sjogren@usc.salvationarmy.org | C: 217.316.165

RECENT PROJECT EXPERIENCE

Huxley Yards: "The Victoria" and "The View" in Madison, WI
550 units + community spaces

The Salvation Army of Dane County, The Shield Apartments in Madison, WI
mixed-use campus; including a homeless shelter, gymnasium, & 44 units

Grand Park Apartments in Madison, WI
mixed-use; 160 units, 10,000 s.f.
commercial; recognized with a 2023 AGC Build Wisconsin Award and a 2023 ABC Project of Distinction award

Wright & Wagner Lofts | Beloit, WI
mixed-use; two phases with 137 units total
recognized as a 2023 ABC Project of Distinction (Gold) and was a Top Project of 2023 (The Daily Reporter)

The Marquee in Madison, WI
mixed-use; 87 units, 2,200 s.f. retail

SECTION 6.C | TEAM MEMBERS



TROY JACOBY

AIA

Vice President

Director of Design

E: tjacoby@jla-ap.com

D: 414.260.9178

ABOUT

- + 28 years of experience
- + Lecturer at Milwaukee School of Engineering (MSOE)
- + Master of Architecture UW-Milwaukee
- + Bachelor of Science UW-Milwaukee



Fiserv Forum | Milwaukee

RECENT PROJECT EXPERIENCE

Seven20 (720 E. Wash) | Madison, WI
mixed-use; 244 units + 10,300+/- s.f. commercial space; designing to LEED Silver standards

Mercantile Building / Hanson Dodge Milwaukee
mixed-use; 35,000 s.f. addition + renovation; awarded as a Daily Reporter Top Project of 2019, an AIA Wisconsin Merit Award, and a Milwaukee Business Journal Real Estate award.

Fiserv Forum | Milwaukee
714,000 s.f. arena | LEED Gold; awarded with a Milwaukee Mayor's Design Award, a Daily Reporter Top Project of 2019 and a Milwaukee Business Journal Real Estate award.

Milwaukee World Festival (Summerfest) - Multiple Projects | Milwaukee

Landmark Credit Union | Brookfield, WI
152,000 s.f. headquarters; received an ASID Awards Bronze Award



SIXTO VILLEGAS

AIA, LEED-AP BD+C

Senior Design Architect

E: svillegas@jla-ap.com

D: 414.988.7525

ABOUT

- + 27+ years of experience
- + LEED accredited professional
- + Clients describe Sixto as honest, detailed, articulate, and creative
- + Associates of Architecture; Madison Area Technical College



MLK Library + Apartments Milwaukee

RECENT PROJECT EXPERIENCE

Huxley Yards: "The Victoria" and "The View" Madison, WI

553 affordable housing units; split between senior and family housing

Urbana | Madison, WI
mixed-use; 79 units, 3,300 s.f. retail

MLK Library + Apartments | Milwaukee
mixed-use; 93 units + 17,000 s.f. library

Beachscape condominiums | Pewaukee, WI

The Oaks | Oak Creek, WI
246 apartments, townhomes, stacked flats

Westrock Residences | Hartland, WI
267 townhomes + stacked flats

Prado apartments | Oak Creek, WI
142 apartments

Taxco apartments | Milwaukee
141 apartments

Hartung Fields | Fitchburg, WI
389 apartments

The Atwater apartments | Shorewood, WI

CLIENT REFERENCE

Contact: Christopher Houden Jr., Managing Partner at Willow Partners
E: chris@willow-partners.com | D: 608.405.1771 ext. 201

CLIENT REFERENCE

Contact: Ned Hoyt, Founder & CEO of Ragtag Ventures
E: ned@ragtagventures.com | D: 608.949.2151

SECTION 6.C | TEAM MEMBERS



JOHN TUCKER

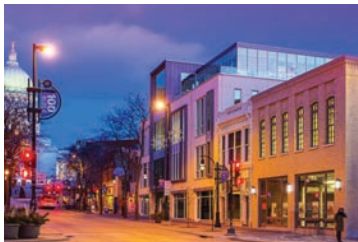
Preconstruction Executive

E: jtucker@findorff.com

D: 608.441.1685

ABOUT

- + 35+ years of construction experience
- + FMI Leadership Institute
- + Bachelor of Science Construction Management UW-Madison



Block 100 State Street
Madison, WI

RECENT PROJECT EXPERIENCE

Block 100 Redevelopment | Madison, WI
redevelopment and historical renovation of Block 100 on Madison's State Street; demolition and renovation of three historic buildings

Ovation 309 | Madison, WI
mixed-use; featuring 14 floors of luxury apartments, offices, and retail

Nine Line at the Yards | Madison, WI
a five-story, 80-unit apartment building located in the heart of the historic Yards District of downtown Madison

SEVEN27 Lorillard | Madison, WI
construction management services for a five-story, 117-unit building

Madison College's Smart Future Campaign | Madison, WI
program management of major developments at Madison College as part of the School's Smart Future Campaign for its Truax and regional campuses

CLIENT REFERENCE

Mark Binkowski, Commercial Leasing & Development, Urban Land Interests
E: mbinkowski@uli.com | P: 608.268.7023



BEN AUSTIN

LEED AP BD+C, WELL AP

Sustainability Manager

E: baustin@findorff.com

D: 608.228.6083

ABOUT

- + 15+ years in sustainable building experience
- + The Daily Reporter Newsmaker Award - Sustainability Leader of the Year (2019)
- + Sustain Dane Live Forward Award Winner (2023)
- + Bachelor of Science, Civil and Environmental Engineering UW-Madison
- + Master of Arts, Social Innovation, and Sustainability Leadership Edgewood College

CLIENT REFERENCE

Barry Howard, Founder & Chief Sustainability Officer, Core Spaces
E: barryh@corespaces.com | P: 312.203.4687

RECENT PROJECT EXPERIENCE

TruStage Foundation The Lighthouse | Madison, WI
mixed-use; 285,000 s.f. office with amenity spaces, including an auditorium, cafeteria and food prep services; LEED Gold

Marquette University The Commons Milwaukee
mixed-use; two residence halls including 890 beds, dining hall, community space; LEED Silver

oLiv | Seattle, WA
mixed-use; 25-story student housing with 211 units, community space, rooftop with and patio; LEED Gold

oLiv | Madison, WI
10-story student housing building with 376 units, underground parking, retail space, with a Low Embodied Carbon Structure, and rooftop solar array

Forest Edge Elementary School | Oregon, WI
A two-story, Net Zero elementary school totaling 125,400 square feet. The first verified net-zero K-12 school in Wisconsin

SECTION 6.C | TEAM MEMBERS

vierbicher
planners | engineers | advisors



DAVID GLUSICK

PE

Principal in Charge | Civil Engineer

E: dglu@vierbicher.com

D: 608.821.3947

ABOUT

- + 30+ years of experience
- + Bachelor of Science Civil Engineering UW-Madison
- + Master of Business Administration UW-Madison
- + President, Smart Growth Greater Madison
- + Board of Directors, NAIOP Wisconsin



The Current | Monona, WI

RECENT PROJECT EXPERIENCE

Judge Doyle Square | Madison, WI
mixed-use; including Embassy Suites Hotel and NoVo Apartments

The Current | Monona, WI
mixed-use; 96 market-rate apartments, 30,000 s.f. of commercial and restaurant space

The Lyric | Madison, WI
mixed-use development comprising 11-stories, 138 market-rate residential units, 80,000 s.f. of office space, and three levels of structured parking.

The Triangle Redevelopment Madison, WI
1,200 affordable and market-rate units

CLIENT REFERENCE

Contact: Rich Arnesen, Principal, Stonehouse Development
E: rba@stonehousedevelopment.com | P: 608.251.6000



JUSTIN ZAMPARDI

PE, LEED-AP

Engineering Services Manager | Civil Engineer

E: jzam@vierbicher.com

D: 608.821.3970

ABOUT

- + 24+ years of experience
- + Bachelor of Science Civil Engineering UW-Platteville



The Continental | Madison, WI

RECENT PROJECT EXPERIENCE

The Continental | Madison, WI
multifamily; 10-story, 148 units

HUB Madison – Johnson St. Location Madison, WI
mixed-use; 12-story student housing totaling 910 beds; 12,000 square feet of amenities including two rooftop spaces with a pool, fitness center, study lounges, and communal areas

HUB Madison – Broom St. Location Madison, WI
mixed-use; 15-story student housing totaling 1,723 beds; 4,000 s.f. of ground-floor retail space. Amenities will include a rooftop pool and hot tub, fitness center, co-working spaces, and private study rooms.

CLIENT REFERENCE

Contact: Dan Seeley, VP of Development & Special Projects, Steve Brown Apartments | E: dseeley@stevebrownapts.com | P: 608.438.4919

SECTION 6.C | TEAM MEMBERS



CARL FINK

PE, SE, LEED AP

Structural Engineer of Record

E: cnf@finkhorejsh.com

D: 608.658.1257

ABOUT

- + **29 years of experience**
- + **Bachelor of Science**
Civil Engineering
UW-Platteville
- + **Member of: American Society of Civil Engineers, National Council of Structural Engineers Association, Structural Engineers Association of WI**

RECENT PROJECT EXPERIENCE

109 East Wilson | Madison, WI
mixed-use; apartments + commercial

100 West Wilson (Adria) Apartments
Madison, WI
multifamily; 10 stories, 207 units

Galaxie High Rise Apartments Madison, WI
mixed-use; 248 units, 170,000 s.f. retail

NoVo Apartments | Madison, WI
multifamily; 9 stories, 162 units

Hotel Indigo | Madison, WI
38,000 s.f. boutique hotel



NoVo Apartments | Madison, WI

CLIENT REFERENCE

Contact: Chris Gosch, Owner, Populance, LLC,
E: populance.llc@gmail.com | P: 608.333.1926



HEATHER EWING

CCIM

Founder | Principal Broker

Listing Broker for Commercial / Retail Spaces

E: Heather@ABSTRACT-CRE.com

D: 608.239.4781



ABOUT

- + **15+ years of real estate experience; State of Wisconsin Real Estate Broker since 2014; CCIM designee since 2020**
- + **BBA Operations Management + BBA Human Resources Management UW-Oshkosh**

RECENT PROJECT EXPERIENCE

Middleton Center (Ph. 1+2) | Middleton, WI
mixed-use; 35,000 s.f. retail

Watermark Lofts | Madison, WI
mixed-use, 16,000 s.f. commercial

CityDeck Landing | Green Bay, WI
mixed-use, 64,106 rentable s.f. and 7,000 s.f. of commercial

702 East (719 E. Johnson St.) | Madison, WI
mixed-use; 8,700 s.f. retail

The Saddlery | Madison, WI
mixed-use; 3,370 s.f. commercial

The Edge (309 S. Blount St.) | Madison, WI
mixed-use; 5,000 s.f. retail

CLIENT TESTIMONIAL

"Throughout our journey, Heather's persistence, professionalism, & clear commitment to our vision never wavered. Her guidance through the leasing, test fits, and early build-out process was invaluable, especially in helping us align our needs with the infrastructure realities of the property."

Reference: Roshelle Ritzenhaler
Co-Owner, Saundaday
E: roshelle@thefriendlyfuture.com
P: 414.916.0175

COMMUNITY INVOLVEMENT

- 2018–Present City of Madison Business Improvement District (BID) Board
- 2024 CCIM Presidents Cup Award Tier 3 First Place (a national award)
- Leadership roles within CCIM:
 - 2026 Regional Vice President (seven states)
 - 2025 1st Regional Vice President
 - 2024 President
 - 2023 Vice President
 - 2022 Treasurer
 - 2021 Secretary
- 2024 President Commercial Brokers Group (CBG)

SECTION 6.C | TEAM MEMBERS



SCOTT WALKER

Realtor®

Broker Associate

Leading condo feasibility + sales

E: scwalker@360homeswi.com

D: 608.212.7400



ABOUT

- + 27+ years real estate experience in Dane County
- + Juris Doctor (JD) degree, UW-Madison
- + President of RASCW 2019, Board member 2018-2020
- + Ed Coburn Award for Outstanding Service at REALTORS® Association of South Central Wisconsin
- + Chair of the Professional Standards Committee at the Wisconsin REALTORS® Association

EXPERIENCE

Successfully completed 314 residential transactions to date in Dane County - including 55 Madison-area condos

Supported the development teams of three major Madison condominium developments, including The Colony condos on E. Mifflin

Prime Condos | Madison, WI
multifamily; a 39-unit luxury condo project slated for the 900 block of E. Main Street. Offering one to three-bedroom units, high-quality finishes, a rooftop terrace and will tie in to the existing parking structure; a project with

Blacksmith & Sawmill | Stoughton, WI
multifamily; a proposed 78-unit, two building condo development that was designed along the riverfront in Stoughton. A latter phase was expected to bring an additional 120 units to the market. A project with Curt Brink.

CLIENT REFERENCE

Contact: Lisa Marshall, CEO, REALTORS® Association of South Central Wisconsin | E: Lisa@wisre.com | D: 608.240.2800 ext. 0205



JANINE PUNZEL

CCIM, Realtor®

President / Owner

Leading condo property management

E: jkpunzel@360cres.com

C: 608.212.8336



ABOUT

- + 29+ years real estate experience in Dane County
- + Bachelor of Business Arts in Real Estate & Urban Land Economics UW-Madison
- + 2023 CoStar Impact Award for Commercial Development of the Year (WHEDA Building at 908 E. Main St. Madison)
- + Board of Directors (2017-2019), REALTORS® Association of South Central Wisconsin
- + U.S. Marine Corps Veteran

RECENT PROJECT EXPERIENCE

WHEDA Headquarters | Madison, WI
a five-story, 92,000 s.f. office building and a five-story, above-grade parking structure. A project with Curt Brink.

Ovation 309 | Madison, WI
mixed-use; featuring 14 floors of luxury apartments, offices, and retail

Manages several downtown Madison condominium associations, including:

- The Fauerbach, 37 Units at 404-428 S. Blount Street, since 2017
- Shorecrest East, 26 units at 1029 Spaight Street, since 2020
- Germania, 11 Units at 125-147 S. Franklin Street, since 2015
- Third Lake Ridge, 20 units at 1037 Williamson Street since 2022
- Broom Street Lofts, 23 units at 15 S. Broom Street since 2020
- The Livingston, 800-808 Williamson St. since 2024

CLIENT REFERENCE

Contact: Thomas Hanley, Architect (retired) and former President of Germania Condominium Association
C: 608-250-9297 | E: tomandsheri@gmail.com

SECTION 6.C | TEAM MEMBERS

saiki
DESIGN



REBECCA DE BOER

ASLA, PLA, LEED AP BD+C

Landscape Architectural Principal

E: rdeboer@saiki.design

D: 608.220.1370

ABOUT

- + 21+ years of experience
- + **LEED Landscape Architectural Project**
- + 2020 Daily Reporter Top Project Award for Hotel Indigo
- + 2021 Design Merit Award for the UW-Stevens Point Chemistry/Biology Project
- + **Bachelor of Science in Landscape Architecture UW-Madison**

RECENT PROJECT EXPERIENCE

Archipelago Village | Madison, WI
mixed-use; adapting to a shifting real estate climate, the project explored various design aesthetics and tenancies across sub-parcels leading to three separate projects: the WHEDA headquarters, Hotel Indigo, and a parking structure to support downtown's growing population. A project with Curt Brink.

- **WHEDA Headquarters:** Led site planning and planting for an industrial landscape featuring native grasses, an entry plaza, pedestrian connections, and a rooftop terrace, while meeting city requirements for access and stormwater management.
- **Hotel Indigo:** Led the design of a compact urban site featuring custom metal gabions, colorful lighting, and a raised dining terrace.

121 E. Wilson | Madison, WI
mixed-use; led the design and detailing of illuminated planters with integrated seating, modular lounge zones, and stormwater-compliant infrastructure across multiple roof levels.

CLIENT REFERENCE

Contact: Rob Otremba, DFD Project Manager, State of Wisconsin
E: robert.otremba@wisconsin.gov | D: (608) 266-2201



CHRIS SINA

ASLA, PLA

Landscape Architect / Project Manager

E: csina@saiki.design

D: 608.405.8162

ABOUT

- + 15+ years of experience
- + **Lecturer (Fall, 2023 & Summer, 2024) UW-Madison**
- + **Bachelor of Science in Landscape Architecture UW-Madison**
- + **Appointed Member, Examining Board of Architects, Landscape Architects, Professional Engineers, Land Surveyors and Registered Interior Designers**
- + **Commissioner, City of Fitchburg Parks**

RECENT PROJECT EXPERIENCE

121 E. Wilson | Madison, WI
mixed-use; designing a vibrant promenade and rooftop amenity spaces with features like custom grilling and bar counters, fire pits, private terraces, and green roofs.

Novo Apartments | Madison, WI
mixed-use; design of the 12,000-square-foot rooftop terrace integrated stormwater solutions, custom amenities, and refined detailing.

Metropolitan Place Condos | Madison, WI
multifamily; served as the landscape architect for the renovated upper roof terrace transforming it into a modern, amenity-rich green roof.

Imagination Center | Madison, WI
mixed-use; currently under construction, the design preserves existing mature trees, integrates outdoor gathering spaces and artfully manages stormwater runoff.

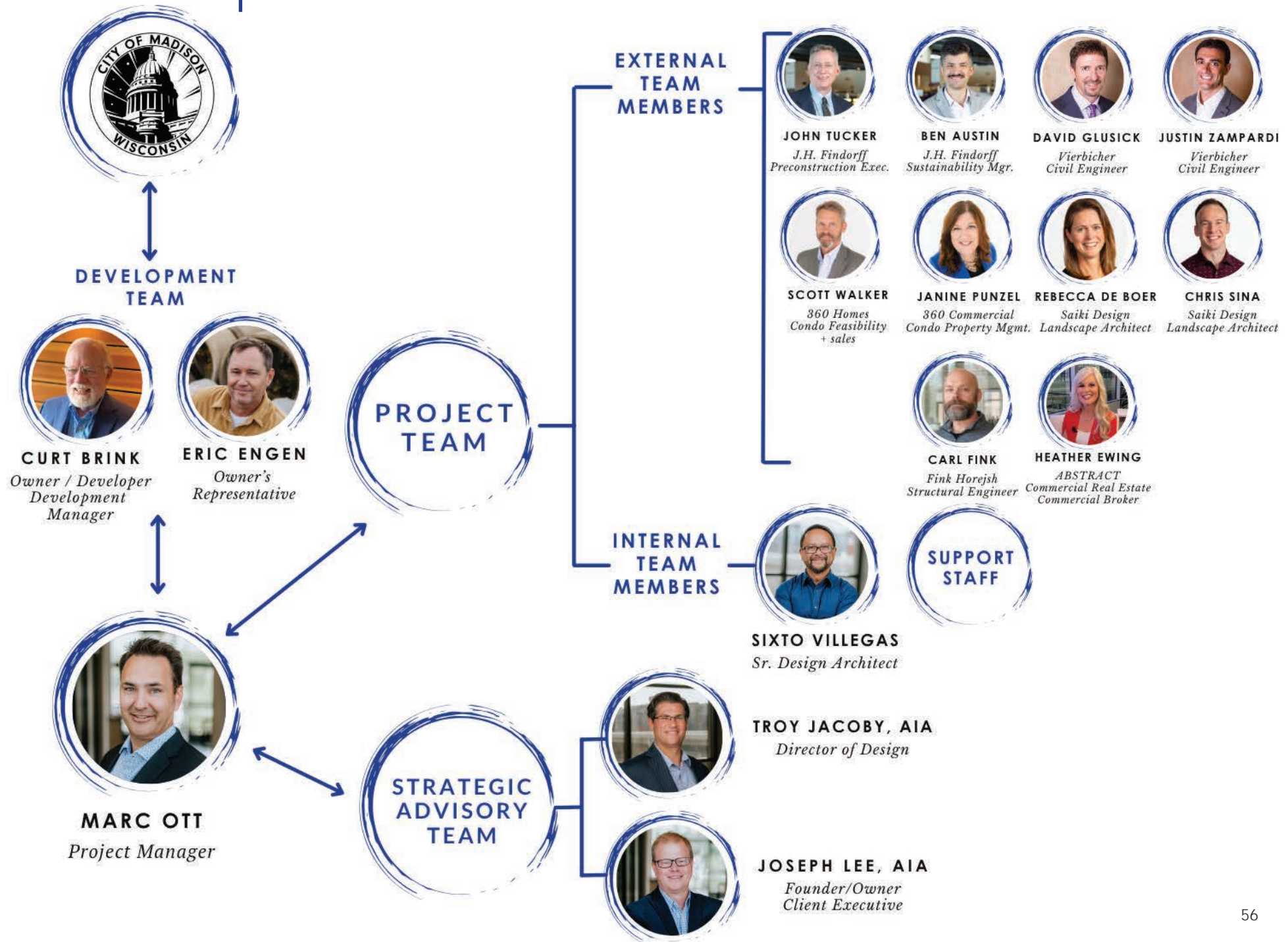
Center For Black Excellence & Culture Madison, WI
mixed-use; led the site design, overcoming topography challenges, ensuring accessibility, and incorporating green roofs and stormwater management features.

CLIENT REFERENCE

Contact: Reba Luiken, Director of Allen Centennial Gardens at UW-Madison
E: rluiken@wisc.edu | D: 608. 576.2501

SECTION 6.D

Organizational Structure



SECTION 6.E

Experience in Planning, Designing, & Constructing Mixed-Use Projects

1. Demonstrate your capability, experience in planning, designing and constructing mixed-use urban scale projects like the proposed Block 113 Mixed-Use Project. Include information for each land use element of the proposed project.

Brink Development, led by Curt Brink, brings an extensive and proven track record in developing successful mixed-use, urban-scale projects. Their portfolio includes some of the most recognizable and complex developments in the City of Madison, demonstrating both vision and execution capability across a range of property types and financing structures. Notably, Mr. Brink led the development of Hotel Indigo, a transformative adaptive reuse of a historic building that has significantly contributed to the vibrancy of downtown Madison. He also developed the WHEDA building, a mixed-use project that integrates state office functions with commercial space. Another project in his portfolio is 701 East Washington, an early development that helped set the stage for the rapid growth along the corridor. This multi-tenant office and commercial hub helped anchor the Capitol East District and involved navigating complex entitlement, infrastructure, and leasing challenges.

Across these and other projects, Mr. Brink & his team have demonstrated strong financial performance and an ability to secure and manage layered financing, including private

financing, tax credits, TIF, and public-private partnerships. His developments are known for delivering long-term value to the community and for overcoming challenges common to urban infill—such as site constraints, historic preservation, and evolving market conditions. This track record reflects their capability not only to deliver on projects, but also speaks to their commitment to long-term stewardship, tenant relations, and economic resilience—critical qualities for a joint development.

To support Brink Development, JLA Architects, Findorff, and multiple other local firms have been part of the planning and design of the Brayton Square since day one. As leaders in mixed-use development in Wisconsin, these firms not only have proven track records of success with the City of Madison, but furthermore they have established synergistic relationships with each other that will support a smooth project delivery. In the following pages, we've provided overviews of their recent Madison-area mixed-use projects.

SECTION 6.E

Experience in Designing + Building Mixed-Use Projects

Our design &
construction
partners have
contributed to
the creation of...

WHEDA HEADQUARTERS | MADISON, WI

Brink Development, Saiki Design, 360 Commercial Real Estate



IMAGINATION CENTER | MADISON, WI

Saiki Design, JLA Architects



THE CENTER FOR BLACK EXCELLENCE & CULTURE | MADISON, WI

JLA Architects, Findorff, Saiki Design



OCHALLA SPRINGS | MADISON, WI

JLA Architects, Vierbicher

22
MIXED-USE
DEVELOPMENTS
— in Madison —

SECTION 6.E

Experience in Designing + Building Mixed-Use Projects

TERRACE POINT | FITCHBURG, WI

JLA Architects, Vierbicher



THE EASTERN | MADISON, WI

JLA Architects



OVATION 309 | MADISON, WI

Findorff, Saiki Design, 360 Commercial Real Estate



NoVo APARTMENTS | MADISON, WI

Vierbicher, Fink Horejsh Structural Engineers, Saiki Design

50+
MIXED-USE
DEVELOPMENTS
— in Wisconsin —

SECTION 6.F

Experience in Managing Mixed-Use Projects



2. Demonstrate your capability in managing the completed mixed-use urban scale projects like the proposed Block 113 Mixed-Use Project.

Brink Development has selected 360 Commercial Real Estate, led by Janine Punzel, to provide comprehensive property management services for Brayton Square. Given the scale and mixed-use nature of this development, our commitment includes providing on-site management to ensure immediate responsiveness, smooth daily operations, and a consistent experience for both residents and commercial tenants.

360 Commercial currently manages 441 units across 18 associations in Dane County, including a portfolio of downtown Madison condominiums that reflect the type of property envisioned at Block 113. Notable examples include:

- The Fauerbach, 37 Units at 404-428 S. Blount Street, since 2017
- Shorecrest East, 26 units at 1029 Spaight Street, since 2020
- Germania, 11 Units at 125-147 S. Franklin Street, since 2015
- Third Lake Ridge, 20 units at 1037 Williamson Street, since 2022
- Broom Street Lofts, 23 units at 15 S. Broom Street, since 2020
- The Livingston, 2 commercial units + 36

residential units at 800-808 Williamson Street, since 2024

These properties share the urban complexity of Brayton Square and are successfully managed by a team with a deep understanding of downtown operations, mixed-use logistics, and the nuanced needs of both residents and business owners.

Janine Punzel brings over 30 years of real estate experience, blending leadership in brokerage, commercial real estate, and crisis response. Her early training as a Red Cross Water Safety Instructor and U.S. Marine Corps Sergeant laid the foundation for her calm, safety-first leadership style—skills that have translated seamlessly into emergency preparedness and real-time problem-solving in the property management field. Her resume includes:

- Working as an independent contractor salesperson for a residential firm and a homebuilder
- Five years with American Family Insurance in the Corporate Real Estate and Internal Audit Departments
- 14 years at Hovde Properties, rising from Property Manager to Vice President
- Founding 360 Commercial Real Estate in 2014
- Launching 360 Homes LLC in 2021 with a specialty in condominiums and other residential property sales

SECTION 6.F

Experience in Managing Mixed-Use Projects



While the day-to-day responsibilities of property management are largely focused on effective communication with occupants, proactive planning and budgeting, and coordinating property services, unexpected emergencies are an inevitable part of managing complex urban properties. When those moments arise, it is critical to have a seasoned team in place that can respond immediately—prioritizing life-safety concerns, mitigating further property damage, and restoring operations quickly to minimize disruption for residents and businesses alike.

With over 30 years of property management experience, Janine and her team have successfully navigated a wide range of high-pressure situations, demonstrating the kind of calm, informed leadership that these circumstances demand. The 360 Commercial team has managed significant on-site challenges with speed, professionalism, and a focus on minimizing disruption. These have included:

- Within Janine's first month on the job with Hovde Properties, there was an arson fire on the 8th floor of the Churchill Building (16 N. Carroll), which perpetrator accessed via building fire escape. This caused fire damage on the eighth floor and water damage to the third floor from the sprinklers going off to extinguish fire. Their team immediately relocated office tenants as needed and

contracted for fire clean up and restoration work, which took several weeks. In tandem, they worked closely with Madison's Police Department to investigate cause of fire.

- Also at the Churchill Building, Janine worked with Madison Police Department's SWAT Team to provide access to the building's rooftop so the SWAT could have eyes up high to watch for situations developing on the Capitol Square during the "Recall Walker" protests.
- When parts of downtown Madison flooded in 2018, 360 Commercial's team worked with the condo association and unit owners at The Fauerbach on Lake Monona to obtain and fill sandbags to protect units from property damage.

Security and livability are ongoing concerns in downtown environments, and 360 Commercial's team is proactive, flexible, and equipped to respond. Their experience managing both residential and commercial downtown properties ensures that loitering, vagrancy, and public safety are handled with consistency and foresight—striking the right balance between approachability and authority.



Experience in Public/Private Projects

Our development team brings direct, relevant experience executing complex public/private partnerships within the City of Madison, most notably through our successful response to one of the most competitive RFPs in recent years. In 2019, the Wisconsin Housing & Economic Development Authority (WHEDA) released an RFP seeking a new Madison headquarters: a 50,000 s.f., A- or B-quality office space with a minimum of 150 controlled (non-public) parking stalls.

Recognizing the alignment between WHEDA's vision and the development opportunities at our Archipelago Village site, our team delivered a comprehensive and highly responsive proposal. This included not only a compelling site plan, but also a clearly articulated understanding of WHEDA's programmatic goals, operational needs, and long-term interests. Our collaborative and transparent engagement with WHEDA's selection committee was critical to earning their trust and ultimately securing the award.

However, winning the RFP was only the beginning. The following phase—crafting a Development Purchase and Sale Agreement (DPSA)—required deep public/private negotiation experience, innovative structuring, and sustained partnership. Both parties brought distinct goals and constraints to the table, and through a rigorous and respectful negotiation process, we reached a solution that addressed the core needs of all stakeholders.

The result: a public/private development agreement to deliver a five-story, 90,000 SF Class A office building, a 358-stall structured parking ramp, and a skybridge connecting the tower to the ramp. A particularly unique component of this partnership was WHEDA's desire to control a significant portion of the parking structure, while allowing the development team to retain ownership of the remaining stalls. Our ability to meet this request required flexible and creative structuring.

To solve this, our team leveraged the commercial condominium framework we had established for earlier phases of the development—subdividing the Archipelago Village site into eight independent condo units with tailored rights. This forward-thinking approach not only met WHEDA's operational requirements, but also supported the diverse parking needs of other major stakeholders such as Hotel Indigo. Both the office building and parking ramp remain on track for delivery by the end of 2021.

This project exemplifies our ability to navigate complex public/private deals, craft mutually beneficial solutions, and bring ambitious civic-oriented developments to fruition.



SECTION 6.G

Conflicts of Interest

FIRM	DISCLOSURE
Brink Development	None
JLA Architects	None
J.H. Findorff	None
Vierbicher	None
360 Homes/360 Commercial Real Estate	None
Abstract Commercial Real Estate	None
Saiki Design	None
Fink Horejsh, LLC	None

SECTION 6.H



Public Records

Disclose labor record, any alleged significant prior or ongoing contract failures, contract breaches, tax delinquencies, any civil or criminal litigation or investigation pending within the last five years. List any contracts in which your firm and/or key team member has been found guilty or liable, or which may affect your performance. Describe any bankruptcy filing by your firm or key team member or an entity they controlled in the last ten years.

FIRM	DISCLOSURE
Brink Development	None
JLA Architects	None
J.H. Findorff	None
Vierbicher	None
360 Homes/360 Commercial Real Estate	None
Abstract Commercial Real Estate	None
Saiki Design	None
Fink Horejsh, LLC	None




SECTION 7

Hiring and Workplace Culture + Partnership Goals

FIRM	HIRING + WORKPLACE CULTURE	HIRING SUB-CONSULTANTS	APPRENTICESHIP UTILIZATION
BRINK DEVELOPMENT	Not applicable.	Not applicable.	Not applicable.
	<p>Diversity, Equity, and Inclusion are not just words – they are core principles at JLA that shape who we are, how we build our team, and how we maintain our culture where everyone fits in and has a voice. JLA is an Equal Opportunity Employer.</p> <p>Our people and our culture is what drives us. Our team structure and procedural systems foster collaborative work, taking advantage of all team members' unique perspectives & ideas. We promote an open, collaborative, and dynamic environment in which our team, both individually & collectively, can thrive.</p>	<p>Our approach to partnering with sub-consultants is grounded in our core values of collaboration, teamwork, and mutual respect. We seek out partners who not only bring a high standard of quality and reliability, but who also share our belief that everyone has a voice. We prioritize sub-consultants with a history of meeting deadlines and delivering exceptional work. We focus on finding the right fit for each project. More than just technical expertise, we look for collaborators who are eager to engage as active members of the team—sharing knowledge and solving problems together.</p>	<p>As a professional services firm, JLA does not have an apprenticeship program. However, JLA supports the next generation of architects through:</p> <ul style="list-style-type: none"> • Internships • Job shadowing opportunities • Providing mentors for programs such as SheBuilds, Project Pipeline a summer camp held by Wisconsin's National Organization of Minority Architects (NOMA), and the P.E.O.P.L.E program held through UW-Madison
	<p>Saiki Design is a certified Minority Business Enterprise (MBE), have minority individuals in our company, and have minority perspectives to share.</p> <p>We have generous vacation, personal time, and holiday policies, and flexibility with office hours. These intentional efforts support our collective staff's abilities to maintain their investment in professional growth and development while promoting flexibility to balance rather than having to choose between personal and professional commitments and career paths.</p>	<p>Saiki Design does not hire sub-consultants.</p>	<p>Saiki Design is deeply involved in hiring, sustaining, and supporting internship programs within our office for students pursuing degrees in landscape architecture. Our firm currently has one school-year intern and a second summer intern starting in June, 2025. Our commitment to interns is that they will be fully integrated into all aspects of office culture and workplace tasks from attending meetings and public workshops to crafting report text to designing to detailing. Our office provides full hourly financial support for all interns.</p>





SECTION 7

Hiring and Workplace Culture + Partnership Goals

FIRM	HIRING + WORKPLACE CULTURE	HIRING SUB-CONSULTANTS	APPRENTICESHIP UTILIZATION
	<p>At Findorff, we hire and cultivate talent with purpose — empowering our people to grow, succeed, and make a lasting impact. Guided by our vision to be a best-in-class builder, we foster a culture that supports professional development, continuous improvement, and strengthening our communities. This approach drives employee engagement, retention, and long-term success for our clients and our company.</p>	<p>Findorff maintains a robust database of subcontractors and suppliers, many local partners in Dane County. For each project, they aggressively solicit bids from qualified trade contractors with the capacity to meet project demands. This includes direct outreach to discuss project goals and team dynamics.</p> <ul style="list-style-type: none"> Subcontractors are evaluated based on: <ul style="list-style-type: none"> Track record of quality Overall value of work Timely performance Understanding of project scope Current workload and capacity Shortlisted candidates are selected to ensure alignment with Findorff’s project teams and delivery expectations 	<p>Both internships and apprenticeship programs are equally important to Findorff. Findorff’s internship program is the foundation for developing future talent in project management, construction, safety, field operations, and more. Our student learners are valuable members of our teams, gaining hands on experience while being exposed to our people-first culture. We strive to build positive relationships with our college partners through campus engagement, mentorship, and volunteerism. Today, many of our full-time employees began their careers as Findorff interns! Apprentices, including Youth Apprentices, are more than just part of the crew — they’re part of our legacy. We take pride in pairing emerging tradespeople with our seasoned professionals to pass on the skills, standards, and culture that define our job sites.</p>
 	<p>At Vierbicher, we want to ensure that we hire candidates who are a cultural fit at our offices. We have a very collaborative culture at our firm. We encourage staff to discuss project related questions among each other not only to find the answer, but to promote learning and growth. Vierbicher has an extremely flexible atmosphere. We really tailor our staff’s scheduling to their preferences or needs based on family needs, allowing staff to flex their schedule and/or work remotely or in a hybrid capacity.</p>	<p>Our approach to hiring sub-consultants is centered on securing the highest quality and most reputable firms to ensure the success of the project. We prioritize sub-consultants with a proven track record of delivering good quality and prompt service, consistently meeting deadlines. Our selection process is non-discriminatory; we pursue the best sub for the job with an open mind, free from biases. We value sub-consultants who possess strong relationships with governing and reviewing agencies, as these relationships are crucial for efficient project progression. By fostering collaborative relationships with our sub-consultants, we aim to create a team dynamic that mirrors our internal culture of collaboration, learning, and growth.</p>	<p>We hire many interns and co-op students each summer. Our primary goal with our internships is to create a great learning experience for them, so that they want to return in subsequent years, and possibly come onboard full-time after graduation. Each internship is tailored to what the students’ learning objectives and what they are looking to accomplish. This aids in helping us make sure we have them learning items that they are interested in. Each intern is assigned a mentor for the summer. This person is primarily in charge of answering day-to-day questions for them and issuing them work to do.</p>

SECTION 7

Hiring and Workplace Culture + Partnership Goals

FIRM	HIRING + WORKPLACE CULTURE	HIRING SUB-CONSULTANTS	APPRENTICESHIP UTILIZATION
 	<p>360 Commercial Real Estate provides a full range of real estate brokerage, consulting, and management services for our clients. We offer a unique opportunity to expand employee skill sets by being involved in the sale, leasing and management of multiple properties of different types and mixed uses. While we're small, we offer a collaborative work environment and big company benefits, such as comprehensive employer paid health coverage, 401K with company match, paid holidays, and paid time off.</p>	<p>360 Homes, LLC & 360 Commercial Real Estate do not hire sub-consultants.</p>	<p>Property management requires many different types of skills and 360 Commercial Real Estate has hired students for internships through UW-Madison Real Estate Program and also through the AVID/TOPS collaborative partnership between Boys & Girls Club of Dane County (BGC) and the Madison Metropolitan School District (MMSD).</p>
	<p>We are extremely fortunate to have UW-Madison at the core of our city and be one of the top real estate schools in the country. Each summer, Abstract hires an intern from UW-Madison or nearby school to help them apply their knowledge while bringing a fresh eye/perspective. We find in-person and virtual assistants beneficial for brokering deals. It's important to have different backgrounds and experience to produce the best overall service/product. Respect, ethics, working hard, and giving back to community is integral to Abstract's Culture. This is exemplified through mentorship with UW-Madison real estate school, the Bright Lights run-walk to benefit Girls on the Run, and various speaking engagements.</p>	<p>Over the past 11 years, Abstract has worked with various sub-contractors. Working and referring those with expertise in retail, restaurants, new mixed-use developments work proactively allowing for efficiencies in design, cost, and delivery. We recommend/refer their names and clients (the developer, landlord, or tenant) hire them. We stay in touch regularly to ensure things are moving forward as intended or offer suggestions as needed.</p>	<p>Each summer, Abstract hires an intern from UW-Madison or nearby school to help them apply their knowledge while bringing a fresh eye/perspective. We strive to share the industry with them so they can learn beyond books and student clubs. We integrate life skills in our time as it is be useful wherever they decide to live-work-grow.</p>
	<p>Not applicable.</p>	<p>Not applicable.</p>	<p>Not applicable.</p>

SECTION 8

Amount to City

A. Net funds to City over \$1.1 Million per year

Based on our proposed development program, which includes approximately 287,275 s.f. of residential space valued at \$525 per square foot and 25,320 s.f. of retail and commercial space valued at an estimated \$500 per square foot, the total projected market value of the completed project is approximately \$182 million. Applying a conservative assessed value ratio of 95% to the City of Madison mill rate we estimate that the project will generate approximately \$3.1 million in annual property tax revenue once fully built out and stabilized. This significantly exceeds the City's required threshold of \$1.1 million per year in net funds, underscoring the strong fiscal return the City can expect from this development.





BRINK DEVELOPMENT

SUPPLEMENTAL INFORMATION



Supplemental Information

Financial Approach & Estimates

We are prepared to pay \$9,000,000 for the land. Payment will occur at closing on a per-unit basis, proportionally distributed across the 281 condominium units. Below is a summary of the anticipated value at the development's completion:

Total Project Value at Completion	
\$75,477,000	North Building 141 Condominium Units*
\$74,769,000	South Building 140 Condominium Units*
\$12,660,000	Retail & Commercial Space; 25,320 s.f. total
\$19,500,000	Parking Garage & Underground Parking
\$182,406,000	TOTAL PROJECT VALUE

** 20% of the 281 Residential Units will be affordable to 80% or less of AMI*

Per discussions with the City, we will collaborate closely with City officials, Findorff, financial partners, and other stakeholders over the coming weeks to refine the financial approach and provide all required documentation as needed.

Identify how you will establish a long-term Condo Owner's Association and any other long-term legal and financial management structures, and any financing partners.

The two residential condominium buildings at Brayton Square will be governed by a thoughtfully designed, long-term ownership and property management structure. As with the rest of the development, this portion will be led by Brink Development and funded through a local bank and real estate investors.

Long-Term Association Management & Structure


Our approach to long-term management is guided by one clear principle: we don't just build buildings—we build sustainable communities. That includes putting in place the right legal, financial, and operational frameworks to ensure the long-term success of the condominium associations, and ultimately, the residents who will call Brayton Square home.

Brayton Square will utilize a master (umbrella) association responsible for managing shared elements across the entire site, including the public plaza, parking garage, streetscape, security, and overall site operations. Beneath this umbrella, the condos will have a separate sub-association, giving residents governance closer to home while ensuring shared responsibilities are addressed consistently and equitably.

The ongoing management structure and budget will be fully developed once we know the project

A new hotel project by Brink Development coming soon to downtown Madison





*Seven20, a mixed-use
development designed by
JLA Architects coming soon
to E. Washington*

Supplemental Information

is moving forward and the investment is made in the legal work required to create the condominium declarations and other association governing documents.

Legal Framework & Documentation

We will work closely with Matt Carlson, a respected attorney with Carlson Black O'Callaghan & Battenberg LLP, to draft the association's Articles of Incorporation, Declarations, Bylaws, and other governing documents. Importantly, our development team has an established track record of drafting balanced, forward-thinking condo documents that prioritize long-term stability over short-term developer control. Our legal team will craft condominium documents, outlining the transition of management from the developer to the condominium unit owner's association and these governing documents will be designed to best serve the condominium association going forward.

While it's not uncommon in the industry for developers to write association documents in their favor before turning them over, that is not our approach. Instead, we aim to empower future associations from the start, incorporating input from experts across disciplines: Scott Walker (360 Homes LLC) brings deep understanding of what condo buyers expect, while Janine Punzel (360 Commercial Real Estate) contributes critical insight from decades of experience in property management. Together, they ensure both resident

expectations and future operational realities are addressed.

Financial Management & Reserve Planning

One of the most critical pieces in establishing a successful condominium association is building a realistic, proactive reserve and maintenance plan. Our team works with a professional reserve study consultant during the document drafting phase to ensure cost estimates are accurate and capital planning is sound. For example, we typically structure declarations to include a requirement that each owner contributes an amount equal to two months of condo fees at closing to establish a working capital fund.

Although reserve funding is not currently mandated in Wisconsin, we anticipate that increased oversight is coming—and buyers are already asking for it. We want to be ahead of this shift. Our documentation and budgeting processes ensure that future common expenses—like roof replacement, mechanical updates, or flooring refreshes—are anticipated, funded, and understood by owners well in advance. The goal is simple: to avoid future special assessments and give owners peace of mind about their investment.

Resident Education & Engagement

360 Commercial Real Estate will provide ongoing education, operational support, and association facilitation for the newly formed condo boards. Janine and her team help bridge the gap between



Supplemental Information

owners and governance, empowering residents to be active participants in the life of their building. From helping them understand fee structures to navigating state statute updates, 360 ensures that the association doesn't just exist—it thrives.

Commitment to a Strong Transition

Our commitment doesn't end at unit delivery. We are focused on building a development that transitions into a well-educated, well-equipped, and well-supported association. Great places must be built to last, and our condo governance plan reflects that. From legal design to financial foresight to day-to-day support, we are designing Brayton Square to remain a highly functioning, desirable, and valuable place to live for decades to come.

Provide a development phasing plan. Identify any constraints that the phasing of the Block 113 Mixed-use Project development may have on your financing capability or plan.

The development of the Brayton Square will proceed in phases, beginning with pre-sales of condominium units in the north building. Once we reach approximately 50% in pre-sales, we will initiate construction of the entire underground parking structure, shared courtyard, and the north building itself. The south building will follow as market conditions and sales velocity permit, allowing for a responsive, demand-driven approach. Throughout construction, we will maintain access to nearby businesses, including those around 1

South Butler Street, in accordance with City of Madison requirements. We will coordinate closely with adjacent property owners and city staff to mitigate disruptions, using well-planned staging and communication strategies. While the phased nature of the project requires a flexible financing strategy, our approach is structured to align capital deployment with market demand, minimizing risk and maintaining financing feasibility at each stage.

The Center for Black Excellence & Culture currently under construction in Madison; a project by JLA Architects, Saiki Design, & Findorff



Form A: Price Proposal and Signature Affidavit

RFP #: 14001-0-2025-AH Brayton Lot Development

SIGNATURE AFFIDAVIT

Proposer's Certification:

By submitting this proposal, we certify that:

- This entire proposal, including the Price Proposal, has been developed independently and not in collusion with other proposers or anyone competing for the award of this RFP.
- We have not knowingly disclosed the contents of this proposal to any other proposer, anyone competing for the award of this RFP.
- We have not taken any action that would interfere with free competition on this RFP.
- We have not violated any laws in the submission of this proposal or participation this RFP.
- All information in this proposal is true and accurate to the best of our knowledge.

Agreement to comply with all terms of RFP: By submitting this proposal, we agree to comply with all of the terms, conditions, and specifications of this RFP, the sample contract, and any contract awarded under this RFP.

Block 113 LLC

COMPANY NAME

Curtis V. Brink

SIGNATURE

June 16, 2025

DATE

Curtis V Brink

NAME OF PERSON SIGNING

Principal

TITLE OF PERSON SIGNING



Form B: References

RFP #: 14001-0-2025-AH Brayton Lot Development

This form must be returned with your response.

Please list three references that are **NOT** from the City of Madison. If you wish to highlight any additional work experience for the City of Madison, please list it on a separate page.

REFERENCE #1 – CLIENT INFORMATION	
ORGANIZATION/COMPANY NAME Flying Colonel LLC Roundhouse Apartments	PROJECT MANAGER Curtis Brink Joe Korb
TELEPHONE NUMBER (608) 347-3243 Joe Korb	EMAIL cwjprop@hotmail.com Joe Korb
PROJECT START DATE Oct. 2014	PROJECT END DATE Dec. 2015
PROJECT DESCRIPTION Adding a new Nine Story infill apartment building next to an existing 13 Story apartment building. Roundhouse Apartments 626 Langdon Street, Madison, WI	

REFERENCE #2 – CLIENT INFORMATION	
ORGANIZATION/COMPANY NAME Indigo Hotel Kleuter Building LLC	PROJECT MANAGER Curtis Brink, Kevin Page
TELEPHONE NUMBER (608) 469-0059 Kevin Page	EMAIL kevin@kotherep.com Kevin Page
PROJECT START DATE Jan. 2017	PROJECT END DATE May, 2019
PROJECT DESCRIPTION 144 Room Hotel 901 East Washington Ave. Madison, WI Indigio Hotel	

REFERENCE #3 – CLIENT INFORMATION	
ORGANIZATION/COMPANY NAME WHEDA Wisconsin Housing and Economic Dev. Auth	PROJECT MANAGER Curtis Brink Mike Engen
TELEPHONE NUMBER (608) 444-3422 Mike Engen	EMAIL mike@engenconstruction.com
PROJECT START DATE Sept., 2020	PROJECT END DATE March, 2022
PROJECT DESCRIPTION New Five Story Office Building with a 225 Car Parking Ramp Headquarters for WHEDA Wisconsin Housing and Economic Development Authority	

Brink Development Block 113 LLC
ORGANIZATION/COMPANY NAME



Form C: Vendor Profile

RFP #: 14001-0-2025-AH Brayton Lot Development

This form must be returned with your response.

COMPANY INFORMATION

COMPANY NAME (Make sure to use your complete, legal company name.) Block 113 LLC			
FEIN		(If FEIN is not applicable, SSN collected upon award)	
CONTACT NAME (Able to answer questions about proposal.) Curtis Brink		TITLE Partner	
TELEPHONE NUMBER 608-575-4845		EMAIL curtbrink@hotmail.com	
ADDRESS 101 Acadia Dr.		CITY Madison	STATE WI
		ZIP 53717	

AFFIRMATIVE ACTION CONTACT

If the selected contractor employs 15 or more employees and does aggregate annual business with the City of \$50,000 or more, the contractor will be required to file an Affirmative Action Plan and comply with the City of Madison Affirmative Action Ordinance, Section 39.02(9)(e), within thirty (30) days contract signature. Vendors who believe they are exempt based on number of employees or annual aggregate business must file a request for exemption. Link to information and applicable forms:
<https://www.cityofmadison.com/civil-rights/contract-compliance/affirmative-action-plan/vendors-suppliers>

CONTACT NAME	TITLE		
TELEPHONE NUMBER	EMAIL		
ADDRESS	CITY	STATE	ZIP

ORDERS/BILLING CONTACT

Address where City purchase orders/contracts are to be mailed and person the department contacts concerning orders and billing.

CONTACT NAME Curtis Brink	TITLE Partner		
TELEPHONE NUMBER (608) 575-4845	EMAIL curtbrink@hotmail.com		
ADDRESS 101 Acadia Dr.	CITY Madison	STATE WI	ZIP 53717

LOCAL VENDOR STATUS

The City of Madison has adopted a local preference purchasing policy granting a scoring preference to local suppliers. Only suppliers registered as of the bid's due date will receive preference. Learn more and register at the City of Madison website.
<https://www.cityofmadison.com/finance/purchasing/local-businesses/register-business/>

CHECK ONLY ONE:	
<input checked="" type="checkbox"/> Yes , we are a local vendor and have registered on the City of Madison website under the following category: _____	
<input type="checkbox"/> No , we are not a local vendor or have not registered.	



Members of Findorff volunteering



Members of the Vierbicher Team

FROM OUR TEAM TO YOURS
THANK YOU



Saiki Design team members volunteering



JLA's Suzi Tatikonda with students at the SheBuilds Camp 2023



JLA team volunteering for Earth Day